



## SITE-SPECIFIC PLAN AMENDMENT PROCESS

SOUTH COUNTY

2019 – 2020

### Nominations to Amend the Fairfax County Comprehensive Plan Forwarded to the Planning Commission for Screening



## Lee, Mason, & Mount Vernon Districts\*

This document contains Lee, Mason & Mount Vernon Supervisor District nominations to amend the Comprehensive Plan that have been accepted as a part of the 2019-2020 South County Site-Specific Plan Amendment process and forwarded to the Planning Commission for screening. For more information, please see the *Guide to the 2019-2020 South County Site-Specific Plan Amendment Process*, visit the Department of Planning and Development website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>, or call the Department of Planning and Development at 703-324-1380.

March 2020

\* No nominations were accepted within the Braddock or Springfield Supervisor Districts.



## **THE FAIRFAX COUNTY BOARD OF SUPERVISORS**

Jeffrey C. McKay, *Chairman*  
Penelope A. Gross, *Vice Chairman, Mason District*  
James R. Walkinshaw, *Braddock District*  
John W. Foust, *Dranesville District*  
Walter L. Alcorn, *Hunter Mill District*  
Rodney L. Lusk, *Lee District*  
Daniel G. Storck, *Mount Vernon District*  
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Pat Herrity, *Springfield District*  
Kathy L. Smith, *Sully District*  
  
Bryan J. Hill, *County Executive*  
Rachel O'Dwyer Flynn, *Deputy County Executive*

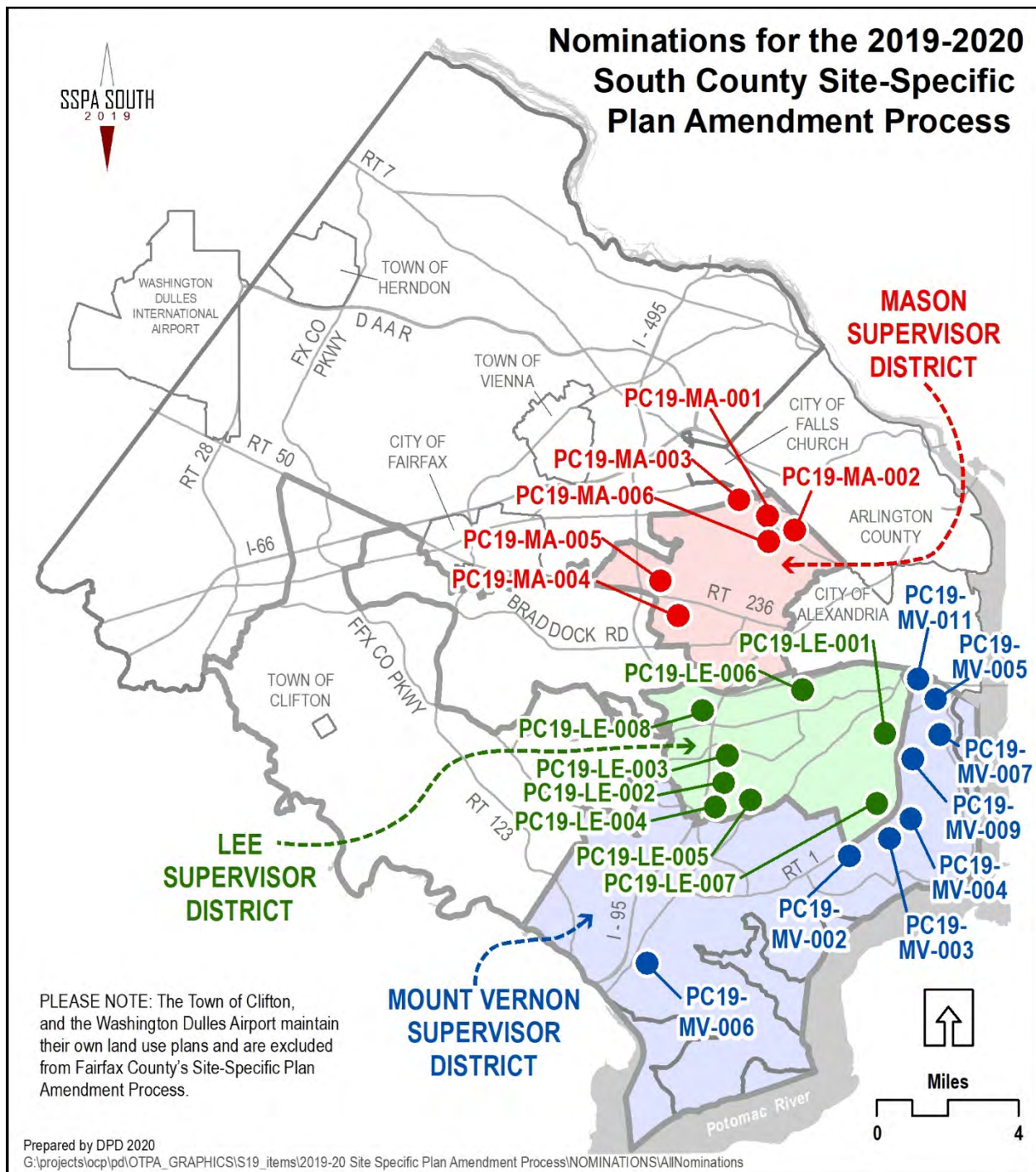
## **THE FAIRFAX COUNTY PLANNING COMMISSION**

Peter F. Murphy, *Chairman, Springfield District*  
John C. Ulfelder, *Vice Chairman, Dranesville District*  
Timothy J. Sargeant, *Secretary, At Large*  
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John A. Carter, *Hunter Mill District*  
Walter C. Clarke, *Mount Vernon District*  
Phillip A. Niedzielski-Eichner, *Providence District*  
Evelyn S. Spain, *Sully District*  
Candice Bennett, *At Large*  
Andres Jimenez, *At Large*  
  
Jill G. Cooper, *Executive Director*  
Jacob L. Caporaletti, *Clerk*

## **DEPARTMENT OF PLANNING AND DEVELOPMENT**

Barbara Byron, *Director*  
Leslie Johnson, *Director, Zoning Administration Division*  
Tracy Strunk, *Director, Zoning Evaluation Division*  
Leanna H. O'Donnell, *Director, Planning Division (PD), Chief, Historic Resources & Plan Development Branch*  
Michelle Stahlhut, *Chief, Facilities Planning Branch, PD*  
Meghan D. Van Dam, *Chief, Policy & Plan Development Branch, PD*  
Denise James, *Chief, Environmental & Development Review Branch, PD*  
Clara Quintero Johnson, *Chief, Monitoring & Plan Development Branch, PD*  
Jennifer Garcia, *Planner IV, Monitoring & Plan Development Branch, PD*  
Graham Owen, *Planner III, Policy & Plan Development Branch, PD*  
Stephen Waller, *Planner III, Historic Resources & Plan Development Branch, PD*  
Sophia Fisher, *Planner III, Policy & Plan Development Branch, PD*  
Aaron Klibaner, *Planner II, Policy & Plan Development Branch, PD*  
Bryan Botello, *Planner II, Facilities Planning Branch, PD*  
Michael Burton, *Planner II, Monitoring & Plan Development Branch, PD*  
Cedric Suzuki, *Planner II Policy & Plan Development Branch, PD*  
Michael Lynskey, *Planner II, Policy and Plan Development Branch, PD*  
Evelyn Mitchell, *Planner II, Facilities Planning Branch, PD*  
Alexis Robinson, *Planner I, Policy & Plan Development Branch, PD*  
Marshall Keeney, *GIS Analyst, Information Technology Branch, PD*  
Megan Park, *Planning Technician, Policy & Plan Development Branch, PD*  
Janice Hunt, *Administrative Assistant III, PD*





To request reasonable ADA accommodations, call Department of Planning and Zoning at 703-324-1380 or TTY 711 (Virginia Relay Center).



# 2019-2020 South County SSPA Nominations

## *Lee, Mason, & Mount Vernon Districts*

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[Nomination Withdrawn]

### Mason Supervisor District

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**FAIRFAX COUNTY, VIRGINIA**  
**2019 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT PROCESS**  
**NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**

Name: Evan Pritchard Daytime Phone: 703-905-1415

Address: Venable, LLP, 8010 Towers Crescent Drive, Suite 300, Tysons, VA 22182

Nominator E-mail Address: gepritchard@venable.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

\_\_\_\_\_

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

\_\_\_\_\_

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

Owner

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☒ Lee ☐ Mason ☐ Braddock ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 3.00

Total aggregate size of all nominated parcels (in acres and square feet): 36.7426 acres 1,600,508 sq. ft.



Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 22 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 14-15 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in part 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the Citizen's Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for your citation.

MV-2 Hybla Valley Community Planning Sector, Mount Vernon Planning District, Area IV, Fairfax County Comprehensive Plan (2017 ed.) p. 62: "Infill development within this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14."

b. Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: 16-20 DU/AC

c. Current Zoning Designation (<http://www.fairfaxcounty.gov/myneighborhood/>).

R-20



**d. Proposed Comprehensive Plan Designation:** (NOTE: Your nomination as proposed will be evaluated and subject to the consideration and vote by the task force).

Incorporate the nominated parcels into the adjacent Beacon/Groveton CBC in anticipation of the future BRT station and the potential extension of Metrorail along the Richmond Highway corridor.

**e. Describe what development under the new Plan would look like.** (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

Mid-rise residential at maximum height of 7 stories served primarily by structured parking. An average unit size of approximately 1,000 square feet is assumed at this time. Low-rise buildings will be placed adjacent to neighboring single-family homes to be served by surface parking. See the attached concept plans.

**f. RESIDENTIAL PROPOSALS:** Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse			
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)	94	1,000	94,000
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)	2,652	1,000	2.652M
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		<b>TOTAL:</b>	2,746		2.75M
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**	65-75 du/ac				

**\*\* If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.**

**g. NON-RESIDENTIAL or MIXED-USE PROPOSALS:** Check the proposed use(s):

☐ Office   
 ☐ Retail   
 ☐ Institutional   
 ☐ Private Recreation/   
 ☐ Industrial   
 ☐ Residential   
 ☐ Open Space  
 (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: \_\_\_\_\_ Total Gross Square Feet: \_\_\_\_\_



Categories	Percent of Total FAR	Square Feet
Office		
Retail		
Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	
<i>*If residential is a component, please provide the approximate number and size of each type of dwelling unit proposed in the chart above based on the approximate square footage.</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ Addresses an emerging community concern(s);
- ☒ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - Environmental protection,
  - Revitalization of designated areas,
  - Economic development,
  - Preserving open space,
  - Affordable housing, or
  - Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☐ Reflects implementation of Comprehensive Plan guidance;
- ☒ Responds to or incorporates research derived from technical planning or transportation studies.

***All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:***



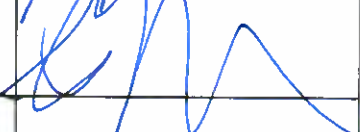
**Fairfax County Planning Commission Office  
<http://www.fairfaxcounty.gov/planning/>  
 Government Center Building, Suite 330  
 12000 Government Center Parkway  
 Fairfax, Virginia 22035-5505**



## PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
92-2 ((1)) 16E	Beacon Hill Limited Partnership	3100 Southgate Dr	2 Wisconsin Cir Suite 560 c/o Zuckerman Gravely Mgmt., Inc., Chevy Chase, MD 20815	11.0574	 owner
92-2 ((1)) 16D	Beacon Hill Limited Partnership	n/a	2 Wisconsin Cir Suite 560 c/o Zuckerman Gravely Mgmt., Inc., Chevy Chase, MD 20815	.5415	 owner
92-2 ((1)) 16A	Beacon Hill Limited Partnership	3100 Southgate Dr	2 Wisconsin Cir Suite 560 c/o Zuckerman Gravely Mgmt., Inc., Chevy Chase, MD 20815	25.1437	 owner



## NOMINATION CHECKLIST

- ☒ 1. Completed the official nomination form;
- ☐ 2. Copy of each the notification letter and map sent by certified mail to the property owner(s), if different than the nominator/agent (Item 3);
- ☐ 3. Original and/or copies of each of the postmarked certified mail receipt(s), if different from the nominator/agent (as proof of satisfying notice requirement) (Item 3, Property Information Table);
- ☒ 4. 8 ½ x 11 Property Map (tax maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) with nomination area outlined in black ink (Item 5);
- ☒ 5. Additional page (not more than two) of justification for proposed Plan change (Item 6).
- ☐ 6. Neighborhood petition, only if neighborhood proposes a neighborhood consolidation.



**Justification for South County Comprehensive Plan Nomination**  
**Beacon Hill Apartments**  
**Tax Map Nos. 92-2 ((1)) 16A, -16D, and -16E**

Introduction

The Beacon Hill Apartments (alternatively referred to herein as the “Property”), the subject of this nomination, are constructed on 36.74 acres located immediately adjacent to the Beacon/Groveton Community Business Center (“CBC”) between Richmond Highway and South Kings Highway. It is owned by the Beacon Hill Limited Partnership. The Property is bisected by Southgate Drive running east-west and Tower Drive running north-south. The Property also abuts Lenclair Park to the west. A Tax Map with the Property outlined in black is attached as Exhibit A.

The Property is bordered by commercial shopping centers to the east. The Groveton Heights single-family neighborhood is located south and west of the Property, with Lenclair Park acting as a buffer. The Property is abutted to the northwest by six large individual lots improved with single-family homes. Mount Comfort Cemetery and a townhouse development is located to the northwest on the opposite side of South Kings Highway.

There are a total of 727 apartments on the Property that were constructed by right in two phases in 1966 and 1973. The existing apartment buildings are three to four stories in height and are served by approximately 1,116 surface parking spaces.

Existing Comprehensive Plan Language

The Property is part of the Hybla Valley Community Planning Sector within the Mount Vernon Planning District. The current Comprehensive Plan language reflects that it is planned and developed at a density of 16-20 units per acre.

The Comprehensive Plan further states that “[i]nfill development within this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.”

Request

Given the Property’s adjacency to the Beacon/Groveton CBC and proximity to the potential BRT station at Richmond Highway (less than a quarter mile at its closest boundary), we request that the Property be incorporated into the CBC. Several figures excerpted from the Comprehensive Plan that illustrate the future vision for the CBC are attached as Exhibit B. Mixed use development at heights ranging from 4 to 22 stories are planned for the CBC. Heights of 6 stories are planned immediately adjacent to the Property.

Incorporating the Property into the CBC will allow for future redevelopment consistent with the mid- and high-rise development planned immediately east of the Property. A concept plan of the proposed development is attached as Exhibit C.



We propose a phased redevelopment of the Property across seven blocks, A-G. Blocks A-F would be developed with mid-rise buildings of up to 7-stories. That maximum height provides an appropriate transition between the taller buildings planned closer to the BRT and the lower density residential neighborhoods further to the south and west. It can also be constructed and rented more affordably as a mid-rise construction type. New residential buildings on Block G, adjacent to the existing single-family homes located on South Kings Highway, would be a much more modest 3 stories in height. Single-family homes in the Groveton Heights neighborhood will continue to enjoy a buffer provided by Lenclair Park and Lenclair Street, so would not be negatively impacted by the increased heights on Blocks E and F.

Redevelopment of the Property will allow for the logical extension of the planned street grid all the way from Richmond Highway to South Kings Highway. This will provide better connectivity to the future BRT station and potential Metrorail station. It will also provide additional residents to support retail and other commercial uses envisioned in the “town center” of the CBC. Finally, it will provide additional housing opportunities close to planned transit infrastructure and add much needed additional public park space.

The project could be phased over time to maintain a balance between new residential density on the Property and the surrounding area and the buildout of BRT and, eventually, extension of Metro’s yellow line down Richmond Highway. This will ensure that development does not outpace the construction of the transit infrastructure needed to support it. Blocks A, B, and C, located closest to Richmond Highway, would most likely be developed first with no more than 1,200 units. Additional units would be constructed in a later phase(s), concurrent with, or subsequent to, the extension of the yellow line.

The proposed redevelopment of the Property is consistent with the Comprehensive Plan’s guidance for infill development of underutilized parcels embodied in Objectives 8 and 14 of the Policy Plan. It enhances the stability of established residential neighborhoods by increasing the availability of housing units in conformance with Objective 8. It also further advances the goals of Objective 14 by providing development that is compatible with existing uses and scale of development in the surrounding area and by controlling height and using appropriate buffering and screening.

### Conclusion

The proposed Comprehensive Plan Amendment would further the Comprehensive Plan goals for the CBC by further concentrating development near transit infrastructure, while also providing additional park space and extension of the planned street grid. The additional housing provided will help support retail and commercial uses closer to Richmond Highway, helping convert the CBC into a truly urban, mixed-use environment.





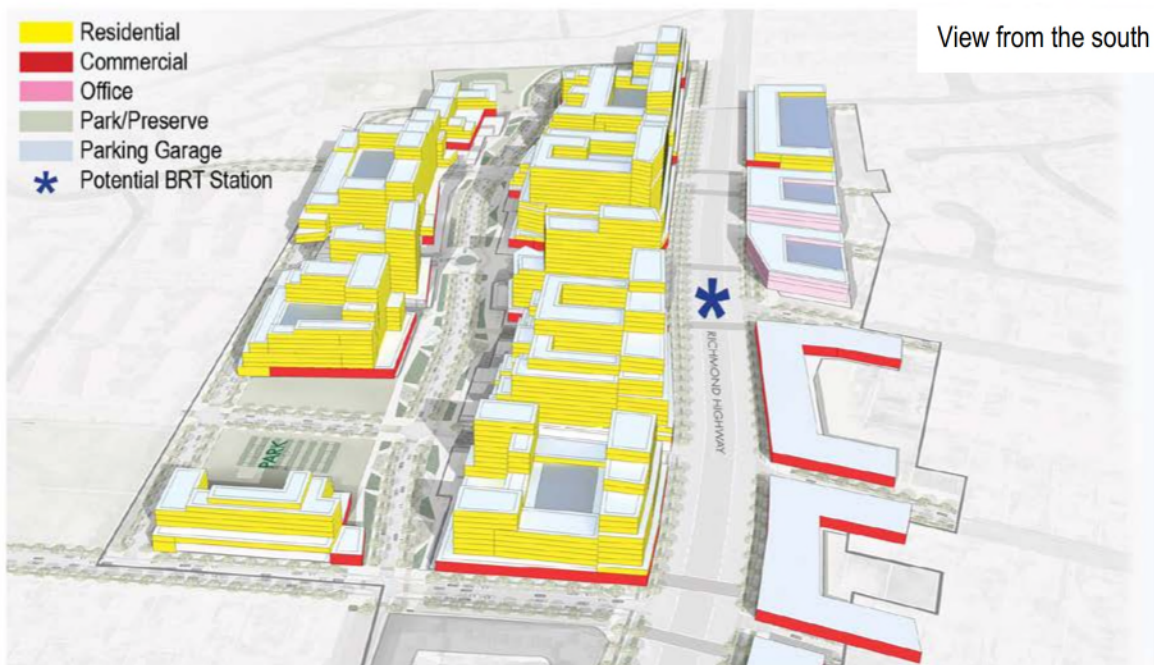




**CONCEPTUAL PLAN  
 BEACON/GROVETON CBC**

**FIGURE 33**

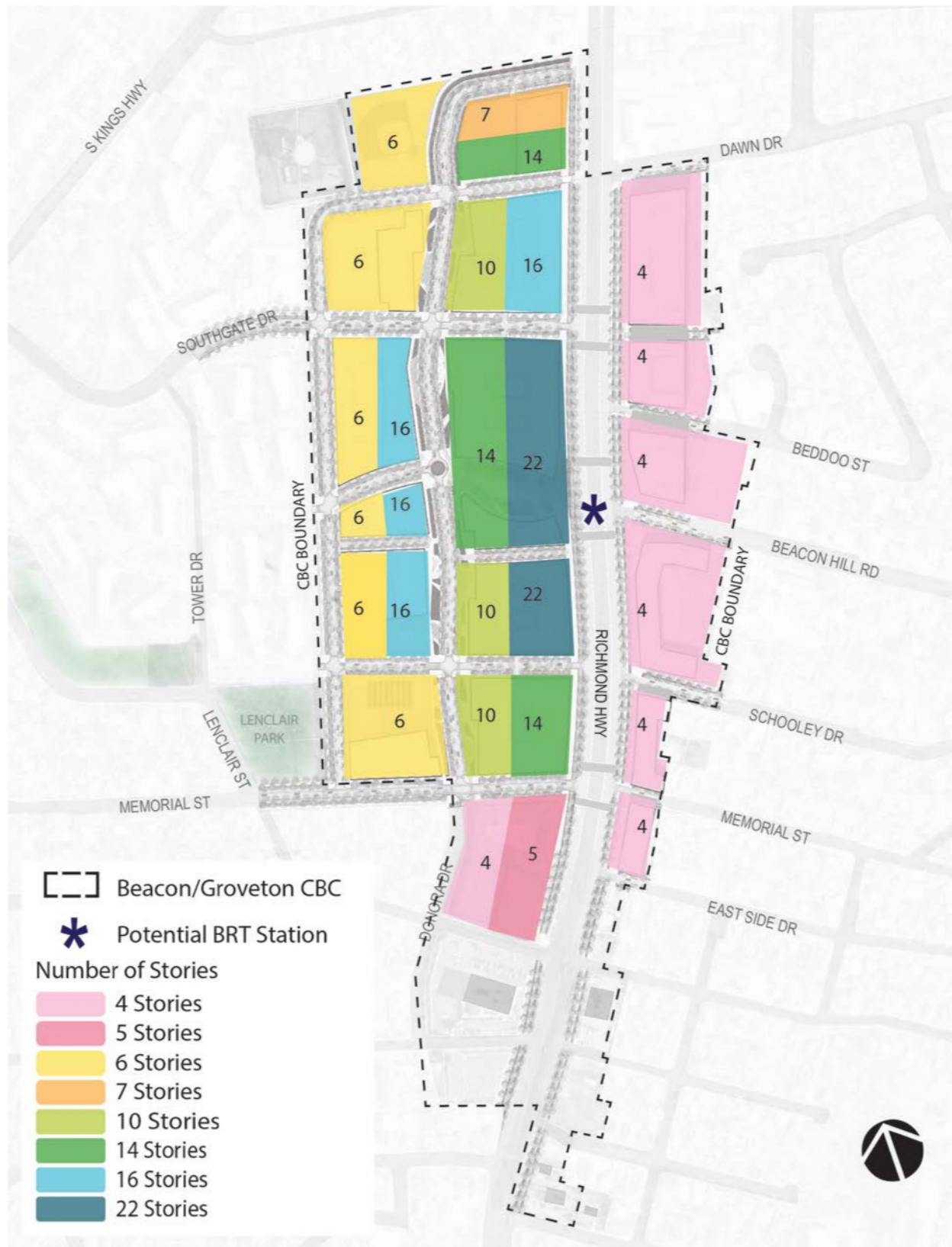




**BUILDING FORM, MASSING, AND PLANNED USES  
 BEACON/GROVETON CBC**

**FIGURE 35**





**CONCEPTUAL BUILDING HEIGHTS  
 BEACON/GROVETON CBC**

**FIGURE 36**

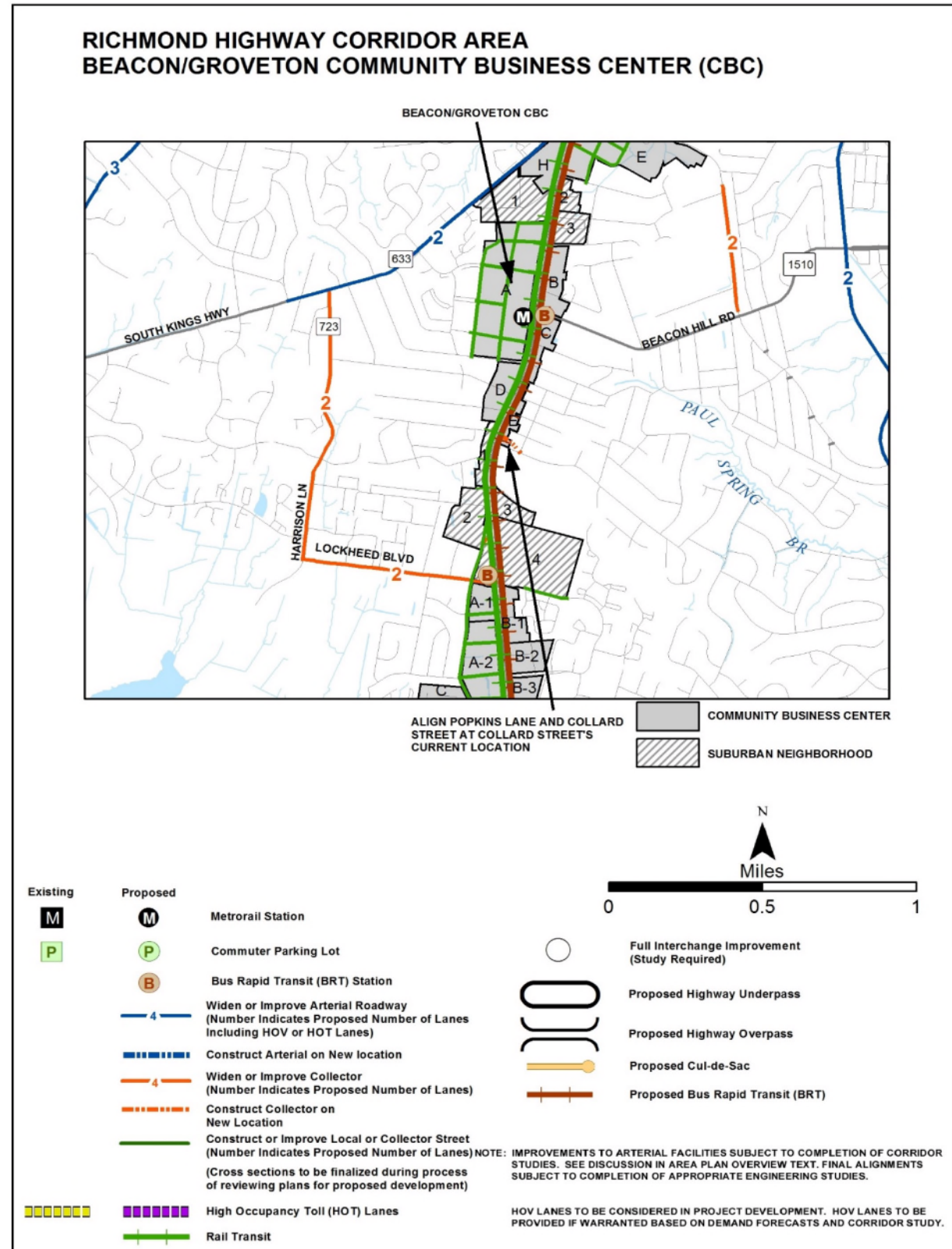




CONCEPTUAL OPEN SPACE  
BEACON/GROVETON CBC

FIGURE 37

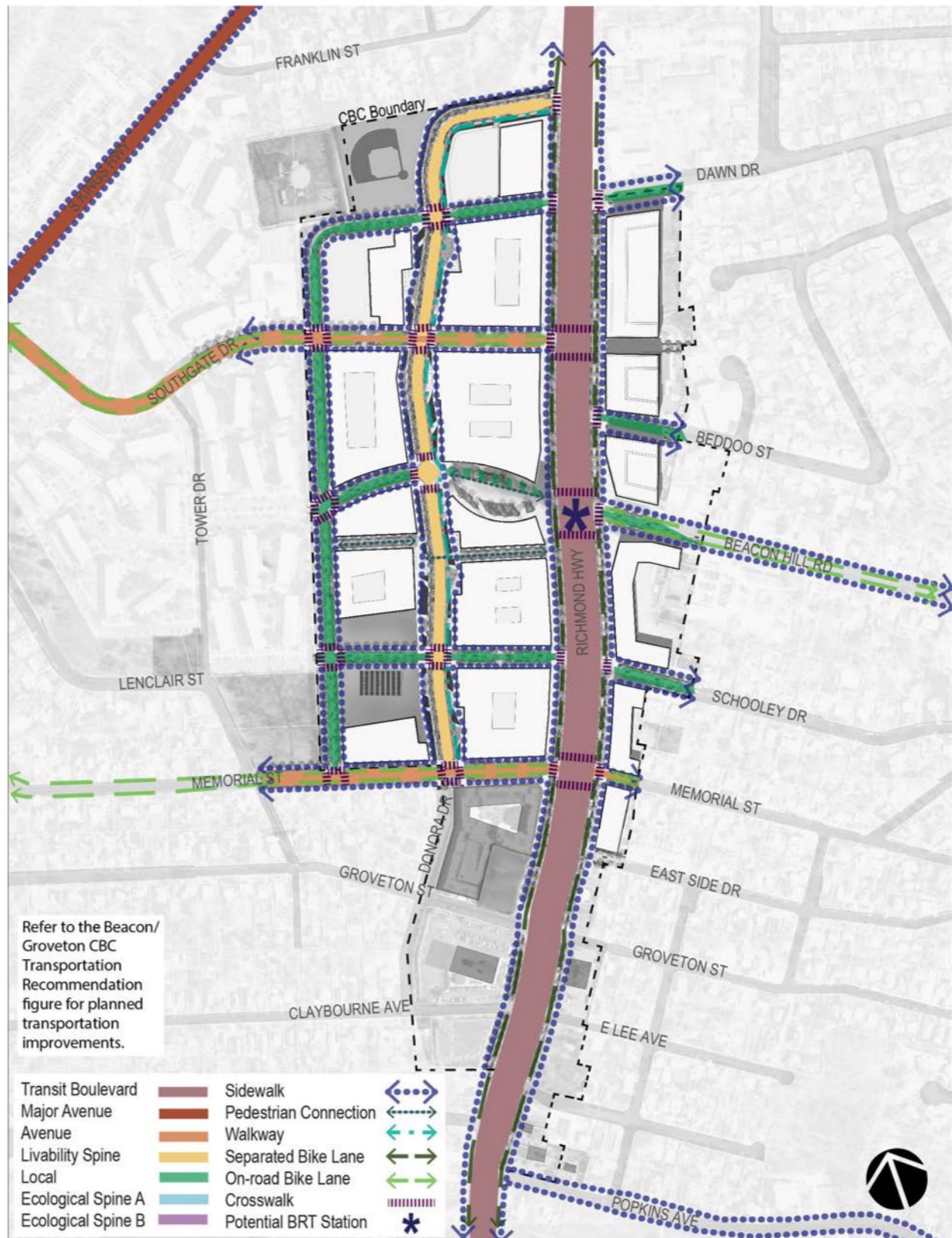




PLANNED TRANSPORTATION IMPROVEMENTS

FIGURE 38





**CONCEPTUAL MULTIMODAL NETWORK  
 BEACON/GROVETON CBC**

**FIGURE 39**

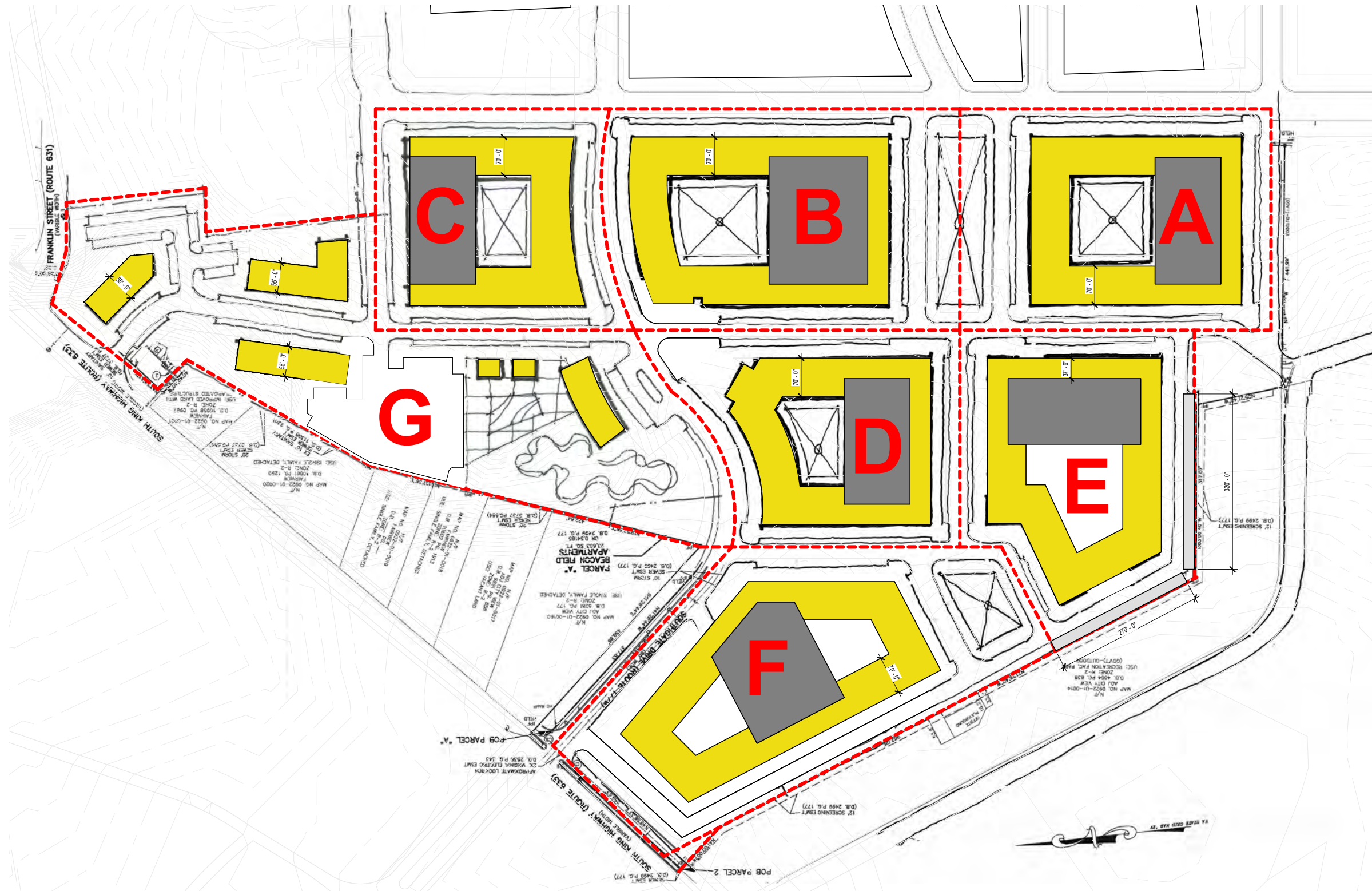




TOP VIEW - SITE PLAN

Exhibit C





SITE PLAN





VIEW 01





VIEW 02





VIEW 03





VIEW 04



TABULATIONS

OPTION 2A

	Levels	Resi SF Per Level	Resi SF per Building	No.Units (@1000 gsf)	Parking Required (1.6 per Unit)	Surface Parking Spaces	Parking Struct SF per Level	Parking Spaces per Level (@ 350 gsf)	Parking levels required
Block A	7	63,500	444,500	444	710	60	27,500	78	8
Block B	7	71,000	497,000	497	795	65	41,500	118	6
Block C	7	47,000	329,000	329	526	55	27,500	78	6
Block D	7	57,000	399,000	399	638	55	27,500	78	7
Block E	7	65,400	457,800	457	731	55	27,500	78	8
Block F	7	75,200	526,400	526	842	55	41,500	103	7
Block G	3	31,400	94,200	94	150	263	N/A	N/A	N/A
Totals			2,747,900	2,746	4,394	608			





**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

TYPE OR PRINT RESPONSES IN BLACK INK

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**

Name: David Gill/Wire Gill LLP Daytime Phone: 703.677.3131

Address: 1750 Tysons Blvd., Suite 1500, Tysons, VA 22102

Nominator E-mail Address: dgill@wiregill.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

N/A

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☒ Lee ☐ Mason ☐ Braddock ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 3.00

Total aggregate size of all nominated parcels (in acres and square feet): 7.226 acres 314,765 sq. ft.



Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

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**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation.

TMP 90-4-((1))-3 (Open Space/Office, Springfield East Planning Sector, Recommendation 4) planned for public park or low rise office (See attached Plan text: Recommendation # 4)

TMP 90-4-((1))-4, 5 (Industrial, Land Unit K I-95 Industrial Corridor) - planned for industrial uses up to .35 FAR at the baseline.

b. Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: Public Parks/Industrial

c. Current Zoning Designation (<https://www.fairfaxcounty.gov/geoapps/jade>).

C-2/I-3



d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

Residential up to 8 units to the acre

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

As shown on the enclosed concept, to provide a transition between the single-family Loisdale Estates community to the north and the car dealership to the south and the park to the east, on behalf of the owner, we are proposing 49 townhomes.

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse	49	2500	
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)			
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)			
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		<b>TOTAL:</b>			
4 - 5 du/ac					
5 - 8 du/ac	up to 49				
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**					

**\*\* If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.**

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☐ Office   
 ☐ Retail & Other   
 ☐ Institutional   
 ☐ Private Recreation/Open Space   
 ☐ Industrial   
 ☐ Residential, as part of Mixed-Use (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: \_\_\_\_\_ Total Gross Square Feet: \_\_\_\_\_



Categories	Percent of Total FAR	Square Feet
Office		
Retail & Other Uses		
Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage.</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☐ Addresses an emerging community concern(s);
- ☒ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - o Environmental protection,
  - o Revitalization of designated areas,
  - o Economic development,
  - o Preserving open space,
  - o Affordable housing, or
  - o Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☒ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

**Fairfax County Planning Commission Office**  
<https://www.fairfaxcounty.gov/planningcommission/>  
**Government Center Building, Suite 552**  
**12000 Government Center Parkway**  
**Fairfax, Virginia 22035-5505**



## PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part I of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
90-4 ((1)) 0003	SCANNELL PROPERTIES #135 LLC	No address assigned	8801 RIVER CROSSING BLVD SUITE 300 INDIANAPOLIS IN 46240	2.7337 acres	7016 3010 0000 2464 9856
90-4 ((1)) 0004	SCANNELL PROPERTIES #125 LLC	No address assigned	8801 RIVER CROSSING BLVD SUITE 300 INDIANAPOLIS IN 46240	3.9926 acres	7016 3010 0000 2464 9832
90-4 ((1)) 0005	SCANNELL PROPERTIES #125 LLC	7501 LOISDALE RD SPRINGFIELD VA 22150	8801 RIVER CROSSING BLVD SUITE 300 INDIANAPOLIS IN 46240	0.5 acres	7016 3010 0000 2464 9832



1. Commercial development in the Franconia Road corridor should be limited to the area that is already commercially zoned and developed. Commercial encroachment into residential areas should be discouraged. [Not shown]
2. The Loisdale Estates subdivision is a stable residential area planned for 2-3 and 3-4 dwelling units per acre. Infill development should be of a compatible use, type, and density and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.
3. The vacant parcel within Loisdale Estates (Tax Map 90-4((1))10) should remain in open space use and is planned for private recreation use.
4. The planned use of Parcel 90-4((1))3 is public park. If the property is not acquired and develops at its underlying zoning for transitional low-rise office use, the following conditions should be met:
  - The provision of a substantial landscaped open space buffer which would mitigate the visual impact on nearby residences to the north;
  - The limitation of the low-rise office units to a height which is compatible with nearby existing and planned activity to the north and east; and
  - The provision of signs, whose size, character, and location are compatible with and result in no adverse visual impact on nearby residential units.
5. The Springfield Forest, New Charleston and Greenwood subdivisions are stable established suburban neighborhoods. Springfield Forest is planned for residential use at 1-2 and 2-3 dwelling units per acre. New Charleston is planned for residential use at 3-4 dwelling units per acre and Greenwood is planned residential use at 5-8 dwelling units per acre. The tree buffer surrounding Springfield Forest on three sides protect the neighborhood from the visual intrusion of adjacent land uses and is an important amenity to retain.
6. The land use recommendations for the retail uses along the east side of Frontier Drive, Springfield Station, and Springfield Crossing are specified in the Franconia-Springfield Transit Station Area section in Land Units F1, F2, and C respectively.

#### Transportation

Transportation recommendations for this sector are shown on Figure 33. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.



Loisdale  
Justification for Comprehensive Plan Change Nomination

SCANNELL PROPERTIES #135 LLC and SCANNELL PROPERTIES #125 LLC  
Tax Map Numbers 90-4-((1))-3,4, and 5  
November 25, 2019

The following statement of justification is filed on behalf of SCANNELL PROPERTIES #135 LLC and SCANNELL PROPERTIES #125 LLC (the "Owner") of three parcels located at 7501 Loisdale Road and two unaddressed parcels (tax map nos. 90-4 ((1)) 3,4, and 5) along Loisdale Road (the "Property").

The 7.23-acre vacant Property is strategically located in the Lee District, south of the Springfield Metro and the Loisdale Estates community on Loisdale Road. The Owner originally acquired these parcels as part of a consolidation to create a meaningful site to potentially appeal to contractors as part of the anticipated BRAC (Base Realignment and Closure) that impacted Ft. Belvoir. Since then, we have diligently marketed the site to appeal to a contractor "tail" that has not emerged. As such the Property has remained vacant since the Owner acquired the Property in 2011.

As importantly, the property immediately adjacent to the Property to the south underwent a separate plan amendment in 2013 and 2014 to permit the recently constructed Jennings Toyota car dealership. That plan amendment also included the construction of the soccer field which abuts the Property to the East as part of Loisdale Park. The construction of this dealership effectively isolated the Property, creating an "island" between the single family community of Loisdale Estates and the Loisdale Park to the north and the dealership to the south.

Because of this change in circumstances, the dealership plan amendment and the office market dynamics, the Nominator is seeking consideration of plan amendment to better provide a transition between the various uses: single-family, park, I-95 Loisdale, and the Toyota Car Dealership, namely by providing for a high-quality townhome project. The nominator is proposing up to 49 townhomes strategically oriented accommodate a transition between these various uses, see the enclosed concept.

Beyond the benefits of creating a better transition of land-uses, there are many additional strategic benefits including additional sound attenuation through landscaping, berming and setback which provides attenuation not just for the proposed community but will likely benefit Loisdale Estates as well. There is also the extension of the path along Loisdale to link the properties to the south more directly with the Springfield Metro Station via Loisdale, providing critical pedestrian infrastructure. Lastly, by providing modern stormwater management there will be a significant improvement to the watershed coming from the Property.



This proposed plan amendment is also effectively a “down” planning of the site. The northern parcel (90-4-((1))-3) is zoned C-2 and was approved in 2009 pursuant to PCA 80-L-004 for an approximately 60,000 sf office building (a .5 FAR). The southern parcels (90-4-((1))-4 and 5 are 4.5 acres and are zoned unproffered I-3, which has a by-right potential of roughly 78,400 square feet of office or light industrial. Together that is nearly 138,500 square feet of by-right office development. Assuming 2400 sf per townhome, the development potential is being reduced by 18,500 square feet.

Beyond the reduction in development potential, the townhome use will also result in a significant reduction in traffic when compared to either the by-right or current Comprehensive Plan development options. Also by potentially utilizing the interparcel connection to the south, the Property would be supporting of a traffic signal on Loisdale Road which will help not only this Property and the dealership, it will also provide a critical “break” in Loisdale Road traffic to allow Loisdale Estates to access their community.

For these reasons, we respectfully request consideration of this nomination to allow a vision for a high-quality community. The proposed neighborhood will provide a significant investment in the community and resolve the incongruity of the various land uses that isolate this Property, which will only benefit the larger community in the future.





**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

TYPE OR PRINT RESPONSES IN BLACK INK

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**

Name: Timothy S. Sampson Daytime Phone: 703-618-4135


Address: Downs Rachlin Martin PLLC, 199 Main Street, P.O. Box 190, Burlington, VT 05402

Nominator E-mail Address: tsampson@drm.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

 attorney and authorized agent of owner

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

Tim Sampson is attorney and authorized agent of Inova Health Care Services

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☒ Lee ☐ Mason ☐ Braddock ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 1.00

Total aggregate size of all nominated parcels (in acres and square feet): 5.0 acres 218,169 sq. ft.



Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation. The Property is located within Land Unit P of the Franconia-Springfield Transit Station Area within Area IV of the Fairfax County Comprehensive Plan. Land Unit P is planned for light industrial use up to .35 FAR. As an option, the Comprehensive Plan recommends biotech/research and development uses up to .50 FAR as appropriate to complement the "VNCC/INOVA medical center".

b. Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: Industrial

c. Current Zoning Designation (<https://www.fairfaxcounty.gov/geoapps/jade>).

I-4



d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

Mixed-use up to 1.5 FAR

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

Mixed-use: office, research, education, retail, and/or residential (including single family attached or multi-family) uses. Low to mid-rise construction anticipated with building heights generally ranging from 4 - 8 stories. Parking could be on surface, in structures, or a combination thereof.

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse	max 100	2450	245000
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)	max 250	980	245000
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)	max 250	980	245000
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		<b>TOTAL:</b>	max 250	TBD	245000
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**					

**\*\* If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.**

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☒ Office
 ☒ Retail & Other
 ☒ Institutional
 ☐ Private Recreation/ Open Space
 ☐ Industrial
 ☒ Residential, as part of Mixed-Use (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: 1.5 Total Gross Square Feet: 326,700



Categories	Percent of Total FAR	Square Feet
Office	up to 75%	up to 245,000
Retail & Other Uses	up to 15%	up to 49,000
Institutional	up to 75%	up to 245,000
Private Recreation/Open Space		
Industrial		
Residential*	up to 75%	up to 245,000
<b>TOTAL</b>	<b>100%</b>	<b>326,700 maximum</b>
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage.</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☐ Addresses an emerging community concern(s);
- ☒ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - o Environmental protection,
  - o Revitalization of designated areas,
  - o Economic development,
  - o Preserving open space,
  - o Affordable housing, or
  - o Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☐ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

Fairfax County Planning Commission Office  
<https://www.fairfaxcounty.gov/planningcommission/>  
 Government Center Building, Suite 552  
 12000 Government Center Parkway  
 Fairfax, Virginia 22035-5505



### PROPERTY INFORMATION TABLE

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**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

<b>Tax Map Number</b>	<b>Name of Property Owner</b>	<b>Street Address of Parcel</b>	<b>Mailing Address of Owner</b>	<b>Parcel size in acres</b>	<b>Signature of owner or Certified Receipt Number</b>
090-4 ((1)) 11C	Inova Health Care Services	n/a - vacant	c/o Inova Realty 8095 Innovation Park Drive Building D, Floor 7 - Office 0230 Fairfax, VA 22031	5.0	By: Timothy S. Sampson Its: Attorney and Agent







**Statement of Justification**  
**Tax Map Parcel 90-4 ((1)) 11C (the “Property”)**

This nomination proposes to amend the current Comprehensive Plan recommendations for the Property to better reflect the location of the Property in relation to the Joe Alexander Transportation Center and the current Comprehensive Plan recommendations and more recent zoning approvals for and development of adjacent parcels.

The Property is currently vacant and is zoned to the I-4 District. The current Comprehensive Plan recommendation is for light industrial use up to 0.35 floor area ratio (“FAR”). As an option, the Comprehensive Plan recommends biotech/research and development uses up to 0.50 FAR as appropriate to complement the “VNCC/INOVA medical center”. The current Comprehensive Plan does not recommend development of materially different uses or greater intensity than the current zoning of the Property allows as a matter of right, and Inova believes that the current I-4 zoning does not reflect the best land use of the Property.

To better reflect current planning and development in proximity to the Property, including the Property’s location within a half-mile radius of the Joe Alexander Transportation Center, Inova proposes a new mixed-use option that could include residential, office, research, education, clinical, institutional, retail or other uses up to 1.5 FAR. Within the maximum 1.5 FAR, residential uses would be limited to up to 100 single family attached dwelling units or up to 250 multi-family dwelling units, or a combination thereof.

Inova looks forward to collaborating with the County and community to further the vision for the Property.

19728929.1





**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

TYPE OR PRINT RESPONSES IN BLACK INK

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THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**

Name: Andrew A. Painter Daytime Phone: 571-209-5775

Address: 2200 Clarendon Boulevard, Suite 1300, Arlington, VA 22201

Nominator E-mail Address: apainter@thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Andrew A. Painter by BSS

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

B. Yeat

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

Manager of the Corporation.

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☒ Lee ☐ Mason ☐ Braddock ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 1.00

Total aggregate size of all nominated parcels (in acres and square feet): 6.51 acres 283,642 sq. ft.



Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 1/2 x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

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**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation.

The current Plan language for Land Unit K of the I-95 Corridor Industrial Area states that the nominated property is planned for industrial uses up to a 0.35 FAR.

b. Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: Industrial

c. Current Zoning Designation (<https://www.fairfaxcounty.gov/geoapps/jade>).

I-5 General Industrial District



d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

Industrial use, with an option for office, light-industrial/warehouse, and public facilities mixed use at an intensity of up to 1.0 FAR.

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

A modern office building of up to six stories in height will front the property on Loisdale Road. Sloping downhill towards the back of the property will be an expanded light/flex industrial warehouse, including a training facility for law enforcement officials in the rear of the property.

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse			
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)			
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)			
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		TOTAL:			
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**					

\*\* If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☒ Office
 ☐ Retail & Other
 ☒ Institutional
 ☐ Private Recreation/Open Space
 ☒ Industrial
 ☐ Residential, as part of Mixed-Use  
 (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: 1.0 FAR Total Gross Square Feet: 283,350



Categories	Percent of Total FAR	Square Feet
Office	35%	100,000
Retail & Other Uses		
Institutional	35%	100,000
Private Recreation/Open Space		
Industrial	29%	83,350
Residential*		
<b>TOTAL</b>	<b>100%</b>	<b>283,350</b>
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section I.) based on the approximate square footage.</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☐ Addresses an emerging community concern(s);
- ☐ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - Environmental protection,
  - Revitalization of designated areas,
  - Economic development,
  - Preserving open space,
  - Affordable housing, or
  - Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☐ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

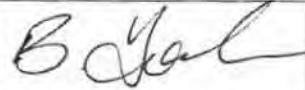
Fairfax County Planning Commission Office  
<https://www.fairfaxcounty.gov/planningcommission/>  
 Government Center Building, Suite 552  
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 Fairfax, Virginia 22035-5505



### PROPERTY INFORMATION TABLE

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**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
99-2 ((1)) 3	LSY Development LLC	7801 Loisdale Road, Springfield, VA 22150	7801 Loisdale Road, Springfield, VA 22150	6.51	







## Site-Specific Plan Amendment Nomination Justification

7801 Loisdale Road, Springfield  
Fairfax County Tax Map #99-2 ((1)) 3

November 26, 2019

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### Location:

7801 Loisdale Road (Tax Map #99-2 ((1)) 3 and, hereinafter, the “Property”) comprises approximately 6.51 acres (283,642 square feet) located along the east side of Loisdale Road (Route 789) north of the Interstate 95/Fairfax County Parkway Interchange in the Springfield area of the Lee Magisterial District. The Property is bounded to the east by active freight and passenger railroad tracks; to the north by land developed with a mini-warehousing establishment and which is planned for industrial uses; and to the south by land developed with manufacturing uses and planned for industrial uses.

The Property houses an approximately 63,350-square foot light/flex industrial warehouse used by Potomac Steel for fabrication and warehouse uses as well as a small showroom associated with the warehouse. The property is zoned to the I-5 General Industrial District pursuant to § 5-500 et seq. of the Zoning Ordinance of Fairfax County, Virginia (the “Zoning Ordinance”), which permits office and warehousing uses as a matter of right up to a 0.50 FAR. Additional FAR up to a 1.0 FAR may be granted by special exception from the Board of Supervisors.

### Existing Comprehensive Plan Text:

The Property is located within Land Unit K of the I-95 Corridor Industrial Area of the Springfield Planning District of the Area IV Comprehensive Plan (the “Plan”). The current Plan language indicates the Property is planned industrial uses up to 0.35 floor area ratio (“FAR”). The Comprehensive Plan Map depicts the Property as being similarly planned for industrial uses.

### Proposal:

LSY Development LLC (the “Owner”) requests, as an alternative to the baseline Plan recommendation, an option to redevelop the Property for office, light industrial/warehouse, and public facilities at an intensity of up to a 1.0 FAR.

The Owner is interested in redeveloping the light/flex industrial warehouse with additional industrial and office uses, including a training facility for law enforcement officials. The Property is appropriate for such a use given: (1) its topography (which generally slopes downward as one moves east from Loisdale Road; and (2) the existing railroad acts as an appropriate transition element.

The Owner is also interested in constructing up to 100,000 square feet of office uses on the Property’s Loisdale Road frontage to provide space for Potomac Steel’s offices and other partners



in its supply chain. The presence of a modern office building fronting Loisdale Road will mirror the recent office development on the opposite side of Interstate 95, further enhancing the economic presence and image of the local business community.

While the Owner can technically seek a special exception to achieve up to a 1.0 FAR under the Property's existing I-5 zoning, the Comprehensive Plan's recommended 0.35 FAR maximum density limits such redevelopment potential as a key criterion in whether or not to approve a special exception is whether or not the proposed use is in harmony with the adopted Plan text.

Justification:

This nomination serves to advance a number of the County's goals and objectives in the adopted Policy Plan. Specifically, the nomination supports Economic Development Objective 1 which states that the County should provide "...an environment where business flourish and jobs are created." It also supports Land Use Objective 1 which says that the County's land use plan "...should provide a clear future vision of an attractive, prosperous, harmonious, and efficient community."

Redevelopment of the Property provides an opportunity to reinvigorate the Loisdale Road business corridor as an employment center. Providing needed office space within close proximity to associated industrial uses will improve the industrial economic vitality of the corridor while benefiting its employment base with additional land use options. It is important that this nomination be brought forward now to address this critical economic development and revitalization matter.





**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

**TYPE OR PRINT RESPONSES IN BLACK INK**

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

**THIS BOX FOR STAFF USE ONLY**

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**

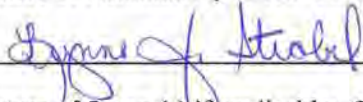
Name: Lynne J. Strobel, Agent Daytime Phone: 703-528-4700

Address: c/o Walsh, Colucci, Lubeley & Walsh, 2200 Clarendon Boulevard, Suite 1300

Arlington, Virginia 22201

Nominator E-mail Address: lstrobel@thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

See attached certified letters

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☒ Lee ☐ Mason ☐ Braddock ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 6

Total aggregate size of all nominated parcels (in acres and square feet): ±31.87 acres ±1,388,350 sq. ft.



Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation.

Land Use Recommendation 47 in the RH4-Lehigh Community Planning Sector that is part of the Rose Hill Planning District in the Area IV Plan. See attached text.

b. Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: 3 to 4 dwelling units/acre and private recreation

c. Current Zoning Designation (<https://www.fairfaxcounty.gov/geoapps/jade>).

PDC



d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

Retail, office and residential use up to .45 FAR in accordance with existing Comprehensive Plan conditions.

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

Existing conditions to remain. Proposed five story multi-family residential building comprised of approximately 342,000 square feet of gross floor area in lieu of previously approved office building. Residential building to be served by a parking structure that will accommodate approximately 634 parking spaces. The building is anticipated to include one and two bedroom units ranging in size from 756 square feet to 1,170 square feet.

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse			
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)			
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)	300	±756 to 1170 sq. ft.	342,000
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		<b>TOTAL:</b>	300	±756 to 1170 sq. ft.	342,000
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**					

**\*\* If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.**

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☐ Office   
 ☐ Retail & Other   
 ☐ Institutional   
 ☐ Private Recreation/ Open Space   
 ☐ Industrial   
 ☒ Residential, as part of Mixed-Use  
 (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: up to .45 FAR Total Gross Square Feet: 628,000 square feet of gross floor area



Categories	Percent of Total FAR	Square Feet
Office		
Retail & Other Uses	46%	286,000
Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	54%	342,000
<b>TOTAL</b>	<b>100%</b>	<b>628,000</b>
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage.</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ Addresses an emerging community concern(s);
- ☒ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - o Environmental protection,
  - o Revitalization of designated areas,
  - o Economic development,
  - o Preserving open space,
  - o Affordable housing, or
  - o Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☒ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

Fairfax County Planning Commission Office  
<https://www.fairfaxcounty.gov/planningcommission/>  
 Government Center Building, Suite 552  
 12000 Government Center Parkway  
 Fairfax, Virginia 22035-5505



### PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
100-1 ((1)) 9E	WRI Hilltop Village LLC	N/A	P.O. Box 924133 Houston, Texas 77292-4133	±1.13	7015 1520 0001 2864 1496
100-1 ((1)) 9F	WRI Hilltop Village LLC	7920 Heneska Loop Alexandria, Virginia 22315	P.O. Box 924133 Houston, Texas 77292-4133	±1.75	7015 1520 0001 2864 1502
100-1 ((1)) 9D	WRI Hilltop Village LLC	7915 Heneska Loop Alexandria, VA 22315	P.O. Box 924133 Houston, Texas 77292-4133	±.59	7015 1520 0001 2864 1519
100-1 ((1)) 9G	WRI Hilltop Village LLC	7880 Heneska Loop Alexandria, VA 22315	P.O. Box 924133 Houston, Texas 77292-4133	±.74	7015 1520 0001 2865 1526
100-1 ((1)) 9H	WRI Hilltop Village LLC	7905 Hilltop Village Center Drive, Alexandria, Virginia 22315	P.O. Box 924133 Houston, Texas 77292-4133	±13.6	7015 1520 0001 2864 1533
100-1 ((1)) 9C	WRI Hilltop Village LLC	N/A	P.O. Box 924133 Houston, Texas 77292-4133	±14.06	7015 1520 0001 2864 1540



7015 1520 0001 2864 1502

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**OFFICIAL USE**

Certified Mail Fee  
\$ 3.50

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$ .55

Total Postage  
\$ 4.05

Sent To  
WRI Hilltop Village LLC  
P.O. Box 924133  
Houston, Texas 77292-4133

Street and Apt.  
City, State, ZIP+

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0001 2864 1496

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Street and Apt.  
City, State, ZIP+

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Total Postage  
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Houston, Texas 77292-4133

Street and Apt.  
City, State, ZIP+

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7015 1520 0001 2864 1540

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Street and Apt.  
City, State, ZIP+

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0001 2864 1533

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Houston, Texas 77292-4133

Street and Apt.  
City, State, ZIP+

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



**WALSH COLUCCI  
LUBELEY & WALSH PC**

November 27, 2019

**Via Certified Mail**

WRI Hilltop Village LLC  
P.O. Box 924133  
Houston, Texas 77292-4133

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, under the 2019 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

Property Address: N/A  
Tax Map Number: 100-1 ((1)) 9E  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 9E is shown on the Plan map as 3 to 4 dwelling units per acre and the Plan text includes an option for retail and office use up to .30 FAR. I am proposing that the Plan be amended to permit a mix of uses including retail, office and residential use up to a .45 FAR.


Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

  
Lynne J. Strobel

**Attachment**

A0892481.DOCX / 1 Ltr to WRI HilltopVillage LLC (100-1 ((1)) 9E) re: South County Site-Specific Plan Amendment Process 006325 000040

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

LOUDOUN 703 737 1611 • WOODBRIDGE 703 680 4664







Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



**WALSH COLUCCI  
LUBELEY & WALSH PC**

November 27, 2019

**Via Certified Mail**

WRI Hilltop Village LLC  
P.O. Box 924133  
Houston, Texas 77292-4133

Dear Sir/Madam:

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Property Address: 7920 Heneska Loop, Alexandria, Virginia  
Tax Map Number: 100-1 ((1)) 9F  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 9F is shown on the Plan map as 3 to 4 dwelling units per acre and the Plan text includes an option for retail and office use up to .30 FAR. I am proposing that the Plan be amended to permit a mix of uses including retail, office and residential use up to a .45 FAR.


Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
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Arlington, Virginia 22201  
(703) 528-4700

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Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

  
Lynne J. Strobel

**Attachment**

A0892475.DOCX / I Ltr to WRI HilltopVillage LLC (100-1 ((1)) 9F) re: South County Site-Specific Plan Amendment Process 006325 000040

ATTORNEYS AT LAW

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LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664









Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)

**WALSH COLUCCI  
LUBELEY & WALSH PC**

November 27, 2019

**Via Certified Mail**

WRI Hilltop Village LLC  
P.O. Box 924133  
Houston, Texas 77292-4133

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, under the 2019 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

Property Address: 7915 Heneska Loop, Alexandria, Virginia  
Tax Map Number: 100-1 ((1)) 9D  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 9D is shown on the Plan map as 3 to 4 dwelling units per acre and the Plan text includes an option for retail and office use up to .30 FAR. I am proposing that the Plan be amended to permit a mix of uses including retail, office and residential use up to a .45 FAR.


Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

  
Lynne J. Strobel

**Attachment**

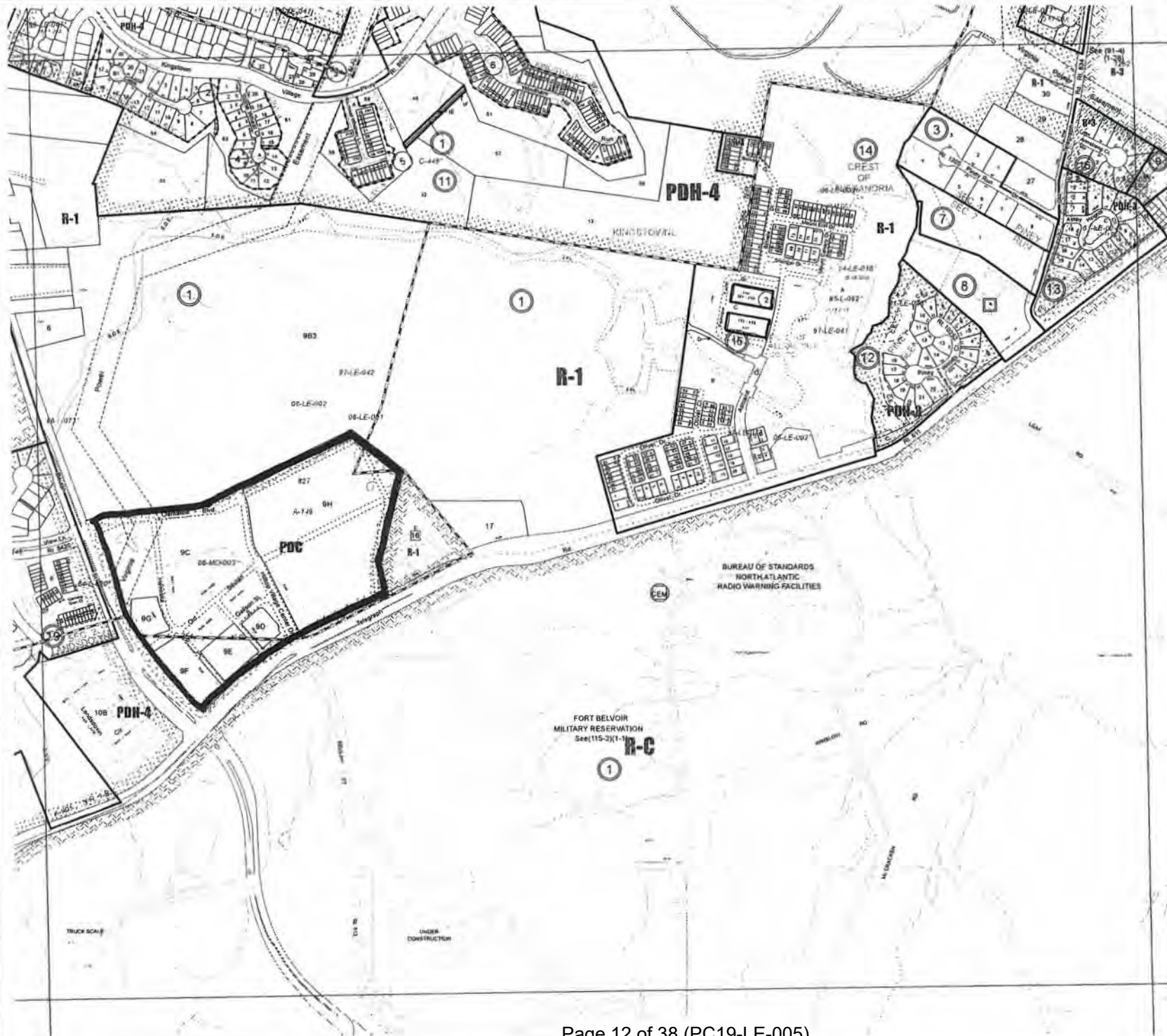
A0892476.DOCX / 1 Ltr to WRI Hilltop Village LLC (100-1 ((1)) 9D) re: South County Site-Specific Plan Amendment Process 006325 000040

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

LOUDOUN 703 717 1611 • WOODBRIDGE 703 680 4664





Scale: 1" = 100' (1" = 30.48m)  
 The County of Fairfax, Virginia, is a political subdivision of the Commonwealth of Virginia. It is a county and is one of the 13 counties and 3 cities that make up the Commonwealth of Virginia. The County of Fairfax is located in the northern part of the Commonwealth of Virginia. It is a large county and is one of the most populous counties in the Commonwealth of Virginia. The County of Fairfax is a major economic center and is home to many large corporations and government agencies. The County of Fairfax is a diverse and vibrant community and is a great place to live, work, and play.

**GENERAL NOTES**

1. The County of Fairfax, Virginia, is a political subdivision of the Commonwealth of Virginia. It is a county and is one of the 13 counties and 3 cities that make up the Commonwealth of Virginia. The County of Fairfax is located in the northern part of the Commonwealth of Virginia. It is a large county and is one of the most populous counties in the Commonwealth of Virginia. The County of Fairfax is a major economic center and is home to many large corporations and government agencies. The County of Fairfax is a diverse and vibrant community and is a great place to live, work, and play.



**ADMINISTRATIVE INDEX**

90-4	91-3	91-4
99-2	100-2	
99-4	100-3	100-4

**SHEET INDEX**

**PROPERTY MAP ZONING 100-1**

Revised to 09-03-2019

Prepared by:  
 DEPT. OF PLANNING AND COMMUNITY DEVELOPMENT  
 1000 Commonwealth Center Parkway, Suite 100  
 Fairfax, Virginia 22031-4400  
 (703) 246-2142  
 FAX: (703) 246-1811  
 Email: [planning@fairfaxva.gov](mailto:planning@fairfaxva.gov)



Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
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**WALSH COLUCCI  
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WRI Hilltop Village LLC  
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Houston, Texas 77292-4133

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, under the 2019 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

Property Address: 7880 Heneska Loop, Alexandria, Virginia  
Tax Map Number: 100-1 ((1)) 9G  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 9G is shown on the Plan map as 3 to 4 dwelling units per acre and the Plan text includes an option for retail and office use up to .30 FAR. I am proposing that the Plan be amended to permit a mix of uses including retail, office and residential use up to a .45 FAR.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Lynne J. Strobel

**Attachment**

A0892479.DOCX / 1 Ltr to WRI Hilltop Village LLC (100-1 ((1)) 9G) re: South County Site-Specific Plan Amendment Process 006325 000040

**ATTORNEYS AT LAW**

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664







Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



November 27, 2019

**Via Certified Mail**

WRI Hilltop Village LLC  
P.O. Box 924133  
Houston, Texas 77292-4133

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, under the 2019 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

Property Address: 7905 Hilltop Village Center, Alexandria, Virginia  
Tax Map Number: 100-1 ((1)) 9H  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 9H is shown on the Plan map as 3 to 4 dwelling units per acre and the Plan text includes an option for retail and office use up to .30 FAR. I am proposing that the Plan be amended to permit a mix of uses including retail, office and residential use up to a .45 FAR.


Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
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Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

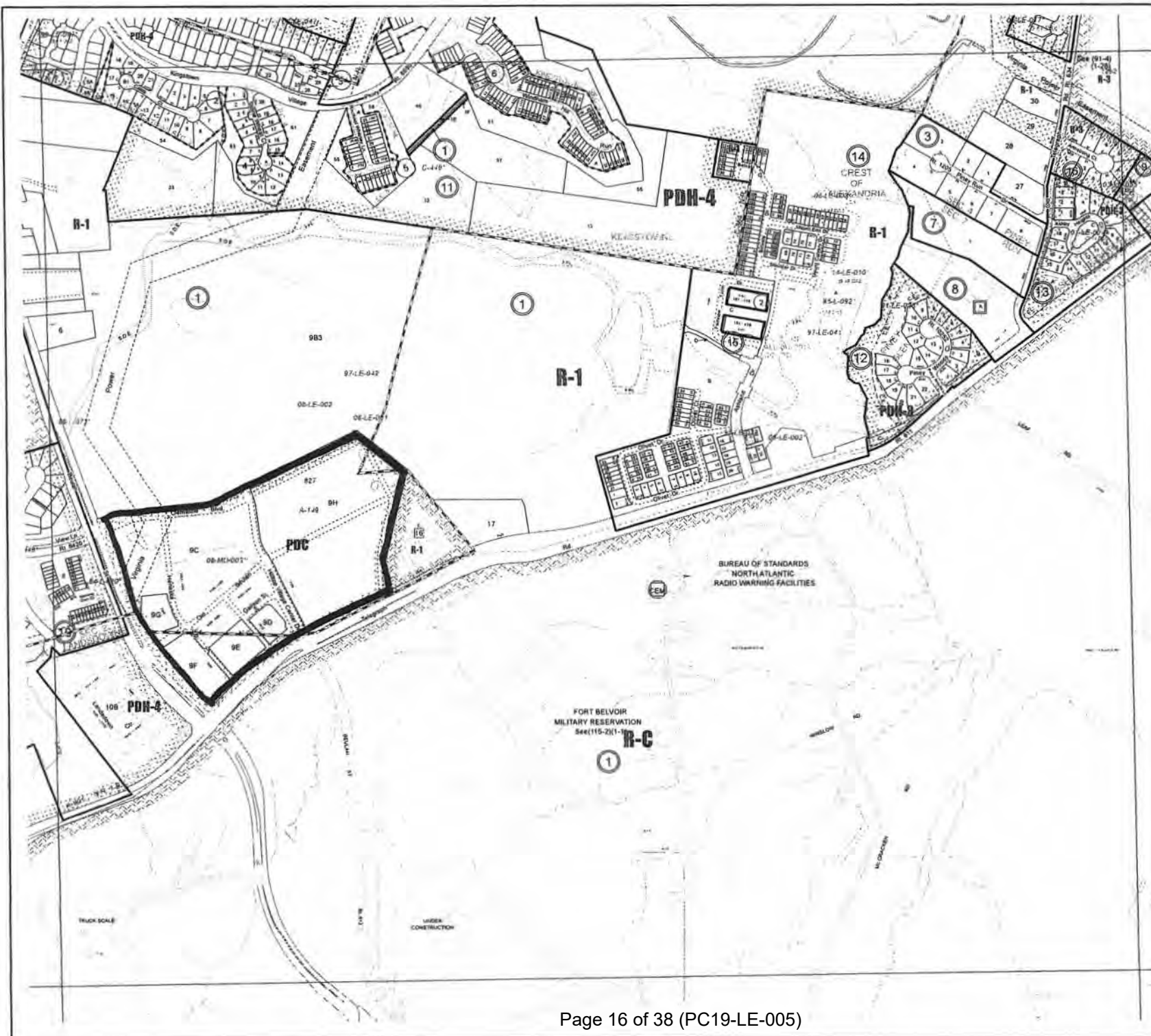


Lynne J. Strobel

Attachment

A0892480.DOCX / 1 Ltr to WRI HilltopVillage LLC (100-1 ((1)) 9H) re: South County Site-Specific Plan Amendment Process 006325 000040





Map Scale: 1" = 111 Feet or 338.33 Meters  
 1" = 30.48 Meters or 99.43 Feet  
 1" = 0.3048 Meters or 0.9943 Feet  
 1" = 0.0254 Meters or 0.0833 Feet  
 1" = 0.00254 Meters or 0.00833 Feet  
 1" = 0.000254 Meters or 0.000833 Feet  
 1" = 0.0000254 Meters or 0.0000833 Feet

### GENERAL NOTES

1. The purpose of this map is to show the location and boundaries of the various lots and parcels of land within the County of Fairfax, Virginia, and to show the zoning designations for each lot and parcel. This map is intended to be used as a reference for the location and boundaries of the various lots and parcels of land within the County of Fairfax, Virginia, and to show the zoning designations for each lot and parcel. This map is intended to be used as a reference for the location and boundaries of the various lots and parcels of land within the County of Fairfax, Virginia, and to show the zoning designations for each lot and parcel.



### ADMINISTRATIVE INDEX

91-1	91-2	91-3	91-4
92-1	92-2	92-3	92-4
93-1	93-2	93-3	93-4
94-1	94-2	94-3	94-4

### SHEET INDEX

**PROPERTY MAP ZONING**  
**100-1**

Revised to 09-03-2019

Prepared by:  
 THE OFFICE OF THE COUNTY ENGINEER  
 12000 Commonwealth Center Parkway, Suite 111  
 Fairfax, Virginia 22031-1111  
 (703) 462-2712  
 FAX: (703) 462-2713  
 Email: pce@fairfaxva.gov



Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



**WALSH COLUCCI  
LUBELEY & WALSH PC**

November 27, 2019

**Via Certified Mail**

WRI Hilltop Village LLC  
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Property Address: N/A  
Tax Map Number: 100-1 ((1)) 9C  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 9C is shown on the Plan map as 3 to 4 dwelling units per acre and the Plan text includes an option for retail and office use up to .30 FAR. I am proposing that the Plan be amended to permit a mix of uses including retail, office and residential use up to a .45 FAR.


Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
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Arlington, Virginia 22201  
(703) 528-4700

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Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

  
Lynne J. Strobel

**Attachment**

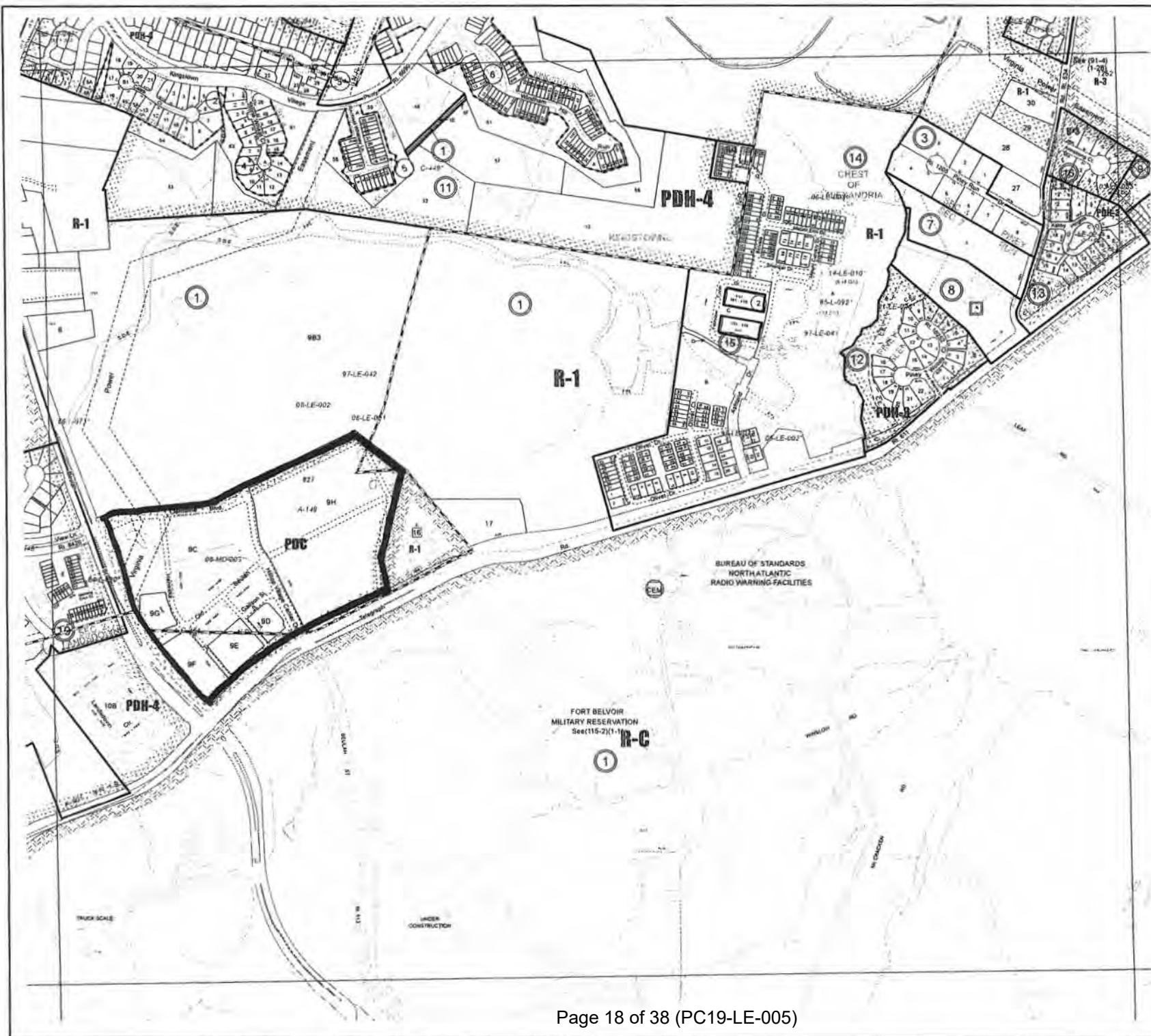
A0892518.DOCX / 1 Ltr to WRI HilltopVillage LLC (100-1 ((1)) 9C) re: South County Site-Specific Plan Amendment Process 006325 000040

ATTORNEYS AT LAW

703 528 4700 • WWW.THELANDLAWYERS.COM  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

LOUDOUN COUNTY, VA 20171-3050 • WOODBRIDGE, VA 20179-6804 • 703 680 4664







## 4. a. Current Comprehensive Plan Text

- Incorporates appropriate open space and site amenities.
41. The triangular area on the east side of Beulah Street, south of the cemetery, north of Charles Arrington Drive, west of Manchester Lakes, is planned for institutional use.
  42. Immediately north of Beulah Park, the three residential parcels (Tax Map 91-3((9))1, 2 and 3) are planned for continued residential use at 1-2 dwelling units per acre. As an alternative, incorporation into the elderly housing/similar uses development to their immediate east may be considered if all three parcels are consolidated.
  43. Parcels 91-3((8))1, A and B are planned for residential use at 1-2 dwelling units per acre to be compatible with the existing residential neighborhood to the south.
  44. The parcels along the east side of Beulah Street, south of Kingstowne Village Parkway and north of the Hilltop landfill, are planned for residential use at 1-2 dwelling units per acre. As an option, development at 3-4 dwelling units per acre may be considered if development achieves substantial parcel consolidation and provides consolidated access, adequate internal circulation, and interparcel access if appropriate.
  45. At such time as the Hilltop landfill ceases operation and is properly reclaimed, any alternative use of the site will require extensive review and significant engineering measures. The property is planned for private recreation; however, residential use at 2-3 dwelling units per acre may be considered on portions of the property if sufficient documentation can be provided to verify that the landfill site is suitable and safe for building. Consolidation with parcel 100-1((1)) 11A, which is planned for residential use at 3-4 du/ac, is encouraged. See recommendation 47 for an additional option.
  46. Parcels 100-1((1))17, 19, 20, and 23A are planned for private recreation with an option for residential use at 2-3 dwelling units per acre. It is recommended that they be consolidated, with any private recreation development that takes place on the site of the Hilltop landfill. A commercial recreation facility may be appropriate on the southern part of parcel 23A with screening sufficient to minimize its off-site impacts. If parcels 19 & 20 are consolidated and develop independently of the recreational area, interparcel access to parcel 23A should be provided.
  47. As an option to the guidance found in recommendations 45 and 46, retail and office use up to .30 FAR may be appropriate on a total site area of approximately 33 acres that includes approximately 29 acres of parcel 100-1((1))9pt, and parcels 100-1((1))11A, 11A1, 14, and 15, if all parcels are consolidated and the site design creates a cohesive and walkable environment. To achieve this goal, high-quality architecture should be provided. In addition, buildings should be oriented to streets and sidewalks, and sufficient open space should be interspersed with retail and office uses to provide usable public gathering areas. Also, the following conditions should be met:
    - Taller structures should be located at a sufficient distance from Telegraph Road to avoid conflict with Fort Belvoir security standards. Coordination on any development in the affected area should be made with the Fort Belvoir Director of Plans, Training, Mobilization, and Security. Building tapering, vegetative buffering and screening should be provided as needed on the periphery to create a transition to the surrounding areas. Lighting and sound from any development should be designed so that it is not intrusive to adjacent residential development.



- Any freestanding office building(s) is encouraged to meet at least U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) silver standards or other comparable programs with third party certification. Retail users are encouraged to meet applicable U.S. Green Building Council's LEED standards, or other comparable programs, in design and construction to promote sustainable development. The impervious nature of hard surfaces should be offset through approaches such as providing vegetated planting strips in surface parking lots;
  - A grocery store use is appropriate on the eastern portion of the property. An outdoor café or seating area is desirable as a technique to help integrate this use with the other retail uses proposed on the remainder of the site;
  - Multi-story office buildings should include ground-floor retail use and other services where possible;
  - Internal roadways, trails, sidewalks and street crossings should connect buildings and open spaces, and link the site to adjoining communities, Fort Belvoir and the Lansdowne Shopping Center. Streetscape treatments should include trees, landscaping, sidewalks, bicycle facilities, street furniture, and various paving textures, to the extent possible;
  - If the existing ball field located at the corner of Beulah Street and Telegraph Road is removed as a result of the proposed development, new recreational facilities such as fields, tot lots and pavilions should be provided at some other location on the Hilltop Sand and Gravel property, or a commitment made to make improvements to nearby park/recreation facilities;
  - Occupancy is phased to transportation improvements so that an Approach Level of Service D is maintained at relevant intersections. If such improvements are not possible, intensity should be reduced accordingly;
  - The portion of Telegraph Road adjacent to the proposed development should be considered for additional right-of-way to accommodate turn lanes. A turning movement analysis should be conducted to ensure that queues do not spill back into the through lanes of Telegraph Road; and
  - Bus transit stops and accompanying shelters should be provided along Telegraph Road and Beulah Street.
48. The property between Telegraph and Old Telegraph Roads, north of the Hayfield View subdivision and south of the northern junction of those two roads, is planned for residential use at 4-5 dwelling units per acre. Development on the property should incorporate substantial parcel consolidation to facilitate an effective realignment of the Telegraph Road/Old Telegraph Road junction to current design standards. The high end of the planned density range may only be considered if construction of the new alignment and intersection is provided. Additionally, such development should cluster the dwellings and include effective landscape treatment and consolidated open space areas.







## 6. Justification

This nomination includes six parcels, totaling approximately 31.87 acres of land that comprise Hilltop Village Center. Hilltop Village Center is located in the northeast quadrant of Beulah Street and Telegraph Road and is developed as a retail center anchored by a freestanding grocery store. The nominated property is part of a much larger tract of land that was operated for many years as a construction debris landfill known as Hilltop Sand and Gravel. As the contours of the landfill were reached, the property owner continued to utilize the property with the approval and operation of a variety of uses.

On March 9, 2009, the Board of Supervisors (the "Board") granted RZ 2008-MD-003 that permits a mixed use development comprised of office and retail uses on approximately 33 acres of the Hilltop property located at the intersection of Beulah Street and Telegraph Road. The Board adopted an amendment to the Fairfax County Comprehensive Plan (the "Plan") in conjunction with the rezoning. As Hilltop Village Center developed, the owner processed an amendment to the rezoning to address specific tenant and layout concerns. The Board approved the amendment, referenced as PCA/FDPA 2008-MD-003, on July 31, 2012. The approval permits secondary uses and a shopping center with approximately 286,000 square feet of gross floor area, and a 96,000 square foot office building at the intersection of Beulah Street and Telegraph Road. The office building is shown on the approved development plan as four stories with a height of 56 feet served by a four level parking garage adjacent to the office building. The shopping center has been constructed and is currently occupied by a mix of retail uses including a freestanding grocery store, two freestanding bank buildings, and a number of in-line retail uses. The office building has not been constructed.

During the time since the original rezoning was approved, the property owner has continuously marketed the site of the office building without a successful result. Economics have not supported the construction of an office building in the approved location. The way that employers and employees utilize office space has changed dramatically since the approval and establishment of Hilltop Village Center. Employees utilize less square footage and many telework for one or more days during the week. These factors have lessened the demand for office space and many buildings in the area have vacancies. In addition, Fairfax County and other jurisdictions have identified the creation of a mix of uses in a single location as a way to create synergy that will ensure a vibrant development.

The nominator proposes to add residential to the mix of uses currently planned on the property. Specifically, the nominator proposes to construct a residential building instead of an office building at the corner of Beulah Street and Telegraph Road. The residential building will be comprised of one and two bedroom units ranging in size from approximately 756 square feet to 1,170 square feet. The total building square footage will be approximately 342,000 square feet of gross floor area located in five stories at approximately the same height as the approved office building. The residential units will be served by a parking structure not unlike the design for the office building. The garage will include approximately 634 parking spaces of which 100 parking spaces will be reserved for retail uses. The proposed building footprint is shown in the attached graphic.

The nominator believes that a residential use will create a better synergy with the surrounding retail uses than an office building. Residents may easily walk to the grocery store and



utilize the retail shops and services provided at Hilltop Village Center. Hilltop Village Center also offers a variety of eating establishments. All of these uses provide opportunities for residents to engage in daily activities without using their cars. In addition, a residential building will provide a focal point at the corner of Beulah Road and Telegraph Road. It will be designed in a manner that is architecturally compatible with the shopping center and will utilize opportunities to integrate with the shopping center and the surrounding community through use of open space and the provision of amenities. In order to implement this vision, the nominator proposes that the Comprehensive Plan text that allows for retail and office uses on approximately 33 acres be amended to include residential use. In addition, there is a modest increase proposed in FAR to accommodate the residential building.

The nominator's proposal is addressing an emerging community concern regarding the large amount of vacant office space in Fairfax County. These vacancies may adversely impact property values and create pockets of little or no activity in commercially planned and developed areas. The current and foreseeable economy will not support the construction of a new office building in the Hilltop Village Center. Additional considerations include existing vacancies in the area and less overall demand based on current work patterns.

The nominator's proposal is also consistent with the concept for future development of Fairfax County. Hilltop Village Center is located within a Suburban Neighborhood as identified on the concept map. Suburban Neighborhoods are defined as areas containing a broad mix of allowable residential densities, styles, parks and open space that are supported by neighborhood serving commercial services. The proposed nomination to amend the Comprehensive Plan is consistent with this definition as it will integrate a residential building within an area that provides residential supporting services. In addition, a large area of recreation use is approved and planned adjacent to Hilltop Village Center that will complement the proposed residential use. Internal circulation will be entirely on-site and there is an existing pedestrian network that will support residents being able to access services for daily living and recreation uses without using their cars. This physical configuration will have a positive impact on the surrounding road network as automobile use will be diminished. Lastly, the proposed residential building will have direct access to Beulah Street and will not traverse any adjacent stable residential areas. Transit service is available on Beulah Street and Telegraph Road.

The nominator's proposal advances major policy objectives including affordable housing and balancing transportation infrastructure and public facilities with growth and development. The nominator anticipates providing affordable and/or workforce dwelling units in accordance with the County's ordinances and policies. In addition, the proposed residential building can be supported by the existing transportation network. The nominator has prepared a preliminary traffic assessment that demonstrates that the peak traffic impacts will be less with residential development than office development which will have an overall positive impact in the community. Lastly, the residential building can be supported by existing public facilities.

The nominator's proposal is consistent with Plan guidance that encourages mixed-use developments that provide individuals an opportunity to live, work, shop and play in the same area.



# HILLTOP VILLAGE

Fairfax County, Virginia

JLB Partners



CONCEPTUAL PLAN  
08.30.2019  
Scale: 1"=60'





**NOTICE LTR IS BEING RE-SENT TO CORRECT THE  
SUITE NUMBER FOR THE PLANNING COMMISSION OFFICE**

<b>PROPERTY INFORMATION TABLE</b>					
All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part I of this application. If you are required to notify more than one property owner, you must provide all the information requested below.					
<b>IMPORTANT NOTE:</b> Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.					
<b>Tax Map Number</b>	<b>Name of Property Owner</b>	<b>Street Address of Parcel</b>	<b>Mailing Address of Owner</b>	<b>Parcel size in acres</b>	<b>Signature of owner or Certified Receipt Number</b>
100-1 ((1)) 9E	WRI Hilltop Village LLC	N/A	P.O. Box 924133 Houston, Texas 77292-4133	±1.13	7015 1520 0001 2864 1618
100-1 ((1)) 9F	WRI Hilltop Village LLC	7920 Heneska Loop Alexandria, Virginia 22315	P.O. Box 924133 Houston, Texas 77292-4133	±1.75	7015 1520 0001 2864 1625
100-1 ((1)) 9D	WRI Hilltop Village LLC	7915 Heneska Loop Alexandria, VA 22315	P.O. Box 924133 Houston, Texas 77292-4133	±.59	7015 1520 0001 2864 1632
100-1 ((1)) 9G	WRI Hilltop Village LLC	7880 Heneska Loop Alexandria, VA 22315	P.O. Box 924133 Houston, Texas 77292-4133	±.74	7015 1520 0001 2865 1649
100-1 ((1)) 9H	WRI Hilltop Village LLC	7905 Hilltop Village Center Drive, Alexandria, Virginia 22315	P.O. Box 924133 Houston, Texas 77292-4133	±13.6	7015 1520 0001 2864 1656
100-1 ((1)) 9C	WRI Hilltop Village LLC	N/A	P.O. Box 924133 Houston, Texas 7792-4133	±14.06	7015 1520 0001 2864 1663



7015 1520 0001 2864 1625

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$ .55

Total Postage and Fee  
\$ 4.05

Sent To  
WRI Hilltop Village LLC  
P.O. Box 924133  
Houston, Texas 77292-4133

Street and Apt. No.  
City, State, ZIP+4®

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Street and Apt. No.  
City, State, ZIP+4®

PS Form 3800, April 2012

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7015 1520 0001 2864 1618

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$ .95

Total Postage  
\$ 4.05

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Houston, Texas 77292-4133

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City, State, ZIP

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Street and Apt. No.  
City, State, ZIP

PS Form 3800, April 2012

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7015 1520 0001 2864 1663

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Houston, Texas 77292-4133

Street and Apt. No.  
City, State, ZIP

PS Form 3800, April 2012

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PS Form 3800, April 2012



Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



**WALSH COLUCCI  
LUBELEY & WALSH PC**

**THIS NOTICE IS BEING RE-SENT TO CORRECT THE  
SUITE NUMBER FOR THE PLANNING COMMISSION OFFICE**

December 2, 2019

**Via Certified Mail**

WRI Hilltop Village LLC  
P.O. Box 924133  
Houston, Texas 77292-4133

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Lynne J. Strobel

Attachment

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2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359







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Tax Map Number: 100-1 ((1)) 9D  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 9D is shown on the Plan map as 3 to 4 dwelling units per acre and the Plan text includes an option for retail and office use up to .30 FAR. I am proposing that the Plan be amended to permit a mix of uses including retail, office and residential use up to a .45 FAR.

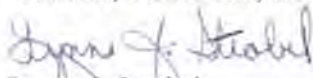
Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

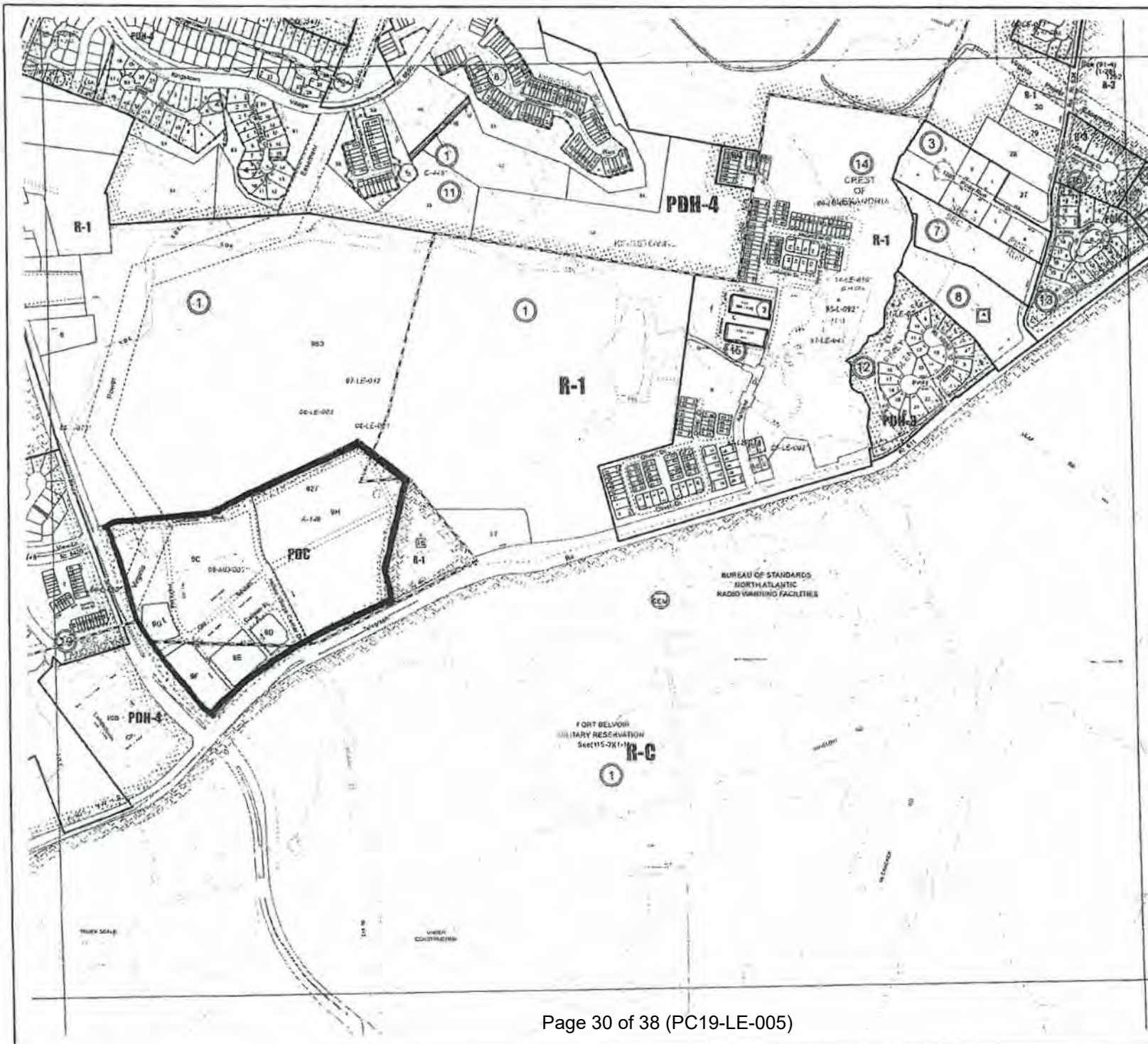
  
Lynne J. Strobel

Attachment

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2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359





A Prince George's County, Virginia Jurisdiction



Scale: 1" = 100'

This map is a reproduction of the original map and is not to be used for any other purpose. It is the property of the Prince George's County Department of Planning and Zoning and is loaned to you for your information only. It is not to be reproduced or used in any other way without the written consent of the Department of Planning and Zoning.

#### GENERAL NOTES

1. The map is a reproduction of the original map and is not to be used for any other purpose. It is the property of the Prince George's County Department of Planning and Zoning and is loaned to you for your information only. It is not to be reproduced or used in any other way without the written consent of the Department of Planning and Zoning.

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99-4	100-3	100-4

#### SHEET INDEX

PROPERTY MAP  
ZONING  
100-1

Revised to: 09-03-2019

Prepared by:  
Staff of the Planning and Zoning Department  
and the Engineering Division  
Prince George's County Department of Planning and Zoning  
10000 Greenway Drive, Suite 101  
Landover, Maryland 20785  
(410) 321-1000  
Fax: (410) 321-1001  
Internet: www.pgc.org/planning



Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



**WALSH COLUCCI  
LUBELEY & WALSH PC**

**THIS NOTICE IS BEING RE-SENT TO CORRECT THE  
SUITE NUMBER FOR THE PLANNING COMMISSION OFFICE**

December 2, 2019

**Via Certified Mail**

WRI Hilltop Village LLC  
P.O. Box 924133  
Houston, Texas 77292-4133

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, under the 2019 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

Property Address: N/A  
Tax Map Number: 100-1 ((1)) 9E  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 9E is shown on the Plan map as 3 to 4 dwelling units per acre and the Plan text includes an option for retail and office use up to .30 FAR. I am proposing that the Plan be amended to permit a mix of uses including retail, office and residential use up to a .45 FAR.

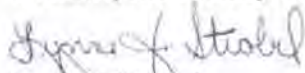
Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

  
Lynne J. Strobel

Attachment

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703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359







Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



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Property Address: 7920 Heneska Loop, Alexandria, Virginia  
Tax Map Number: 100-1 ((1)) 9F  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 9F is shown on the Plan map as 3 to 4 dwelling units per acre and the Plan text includes an option for retail and office use up to .30 FAR. I am proposing that the Plan be amended to permit a mix of uses including retail, office and residential use up to a .45 FAR.


Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
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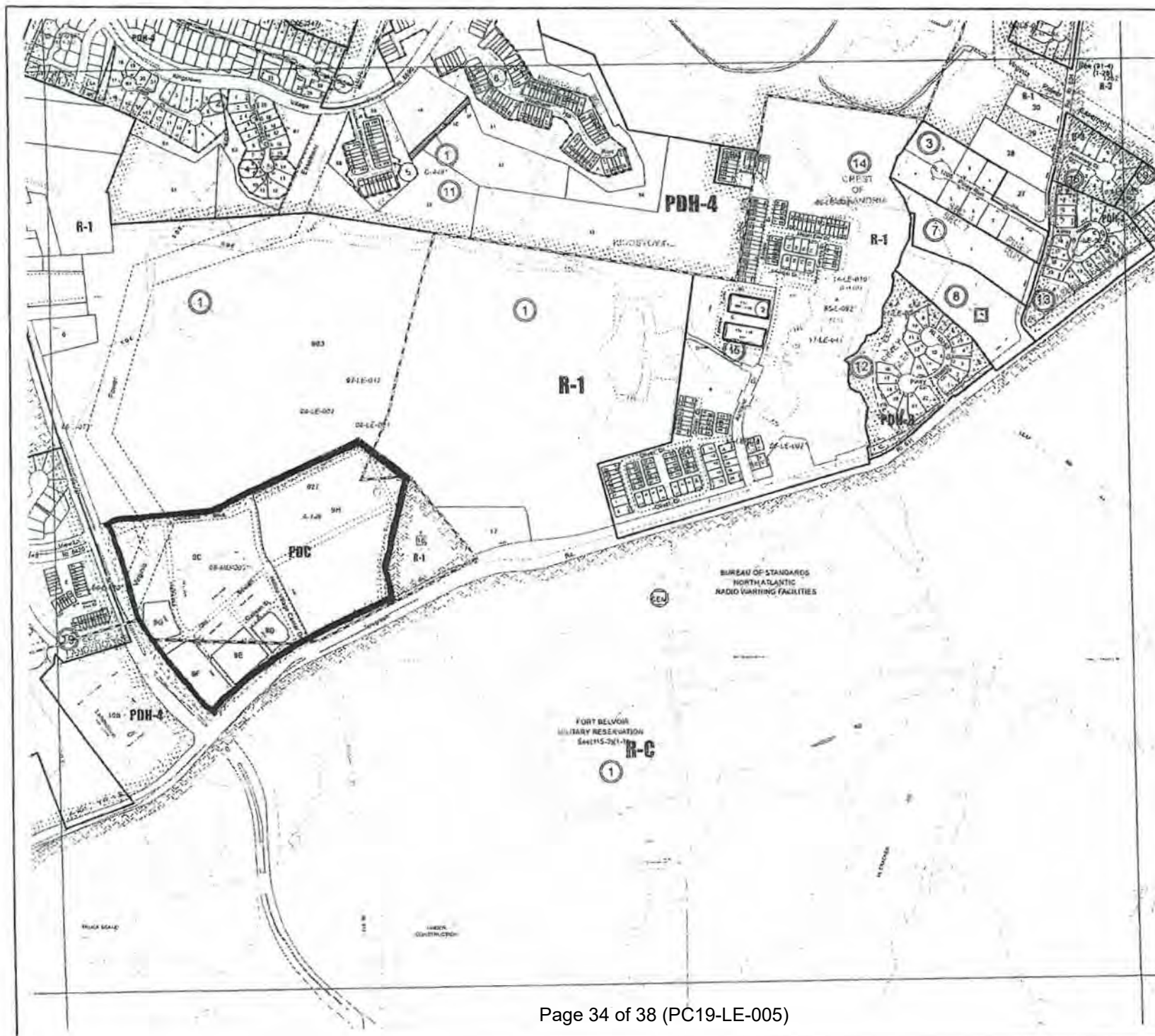
  
Lynne J. Strobel

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A Public Policy, Capital Investment



Scale: 1" = 100' (30.48m)  
 1" = 100' (30.48m)  
 1" = 100' (30.48m)  
 1" = 100' (30.48m)

#### GENERAL NOTES

1. The zoning map is a legal document and should be read in conjunction with the zoning ordinance. The zoning ordinance is the legal authority for the zoning map. The zoning map is a legal document and should be read in conjunction with the zoning ordinance. The zoning ordinance is the legal authority for the zoning map.



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#### SHEET INDEX

#### PROPERTY MAP ZONING 100-1

Revised to: 09 - 03 - 2019

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Map is the result of a public hearing and is subject to change.

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[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



**WALSH COLUCCI  
LUBELEY & WALSH PC**

**THIS NOTICE IS BEING RE-SENT TO CORRECT THE  
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December 2, 2019

**Via Certified Mail**

WRI Hilltop Village LLC  
P.O. Box 924133  
Houston, Texas 77292-4133

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, under the 2019 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

Property Address: 7880 Heneska Loop, Alexandria, Virginia  
Tax Map Number: 100-1 ((1)) 9G  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 9G is shown on the Plan map as 3 to 4 dwelling units per acre and the Plan text includes an option for retail and office use up to .30 FAR. I am proposing that the Plan be amended to permit a mix of uses including retail, office and residential use up to a .45 FAR.


Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

  
Lynne J. Strobel

Attachment

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LOUDOUN COUNTY, VA 20133-3338 (PC19-LE-005) 3 680 4664







Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



**WALSH COLUCCI  
LUBELEY & WALSH PC**

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SUITE NUMBER FOR THE PLANNING COMMISSION OFFICE**

December 2, 2019

**Via Certified Mail**

WRI Hilltop Village LLC  
P.O. Box 924133  
Houston, Texas 77292-4133

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, under the 2019 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

Property Address: 7905 Hilltop Village Center, Alexandria, Virginia  
Tax Map Number: 100-1 ((1)) 9H  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 9H is shown on the Plan map as 3 to 4 dwelling units per acre and the Plan text includes an option for retail and office use up to .30 FAR. I am proposing that the Plan be amended to permit a mix of uses including retail, office and residential use up to a .45 FAR.


Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
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Arlington, Virginia 22201  
(703) 528-4700

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Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

  
Lynne J. Strobel

Attachment

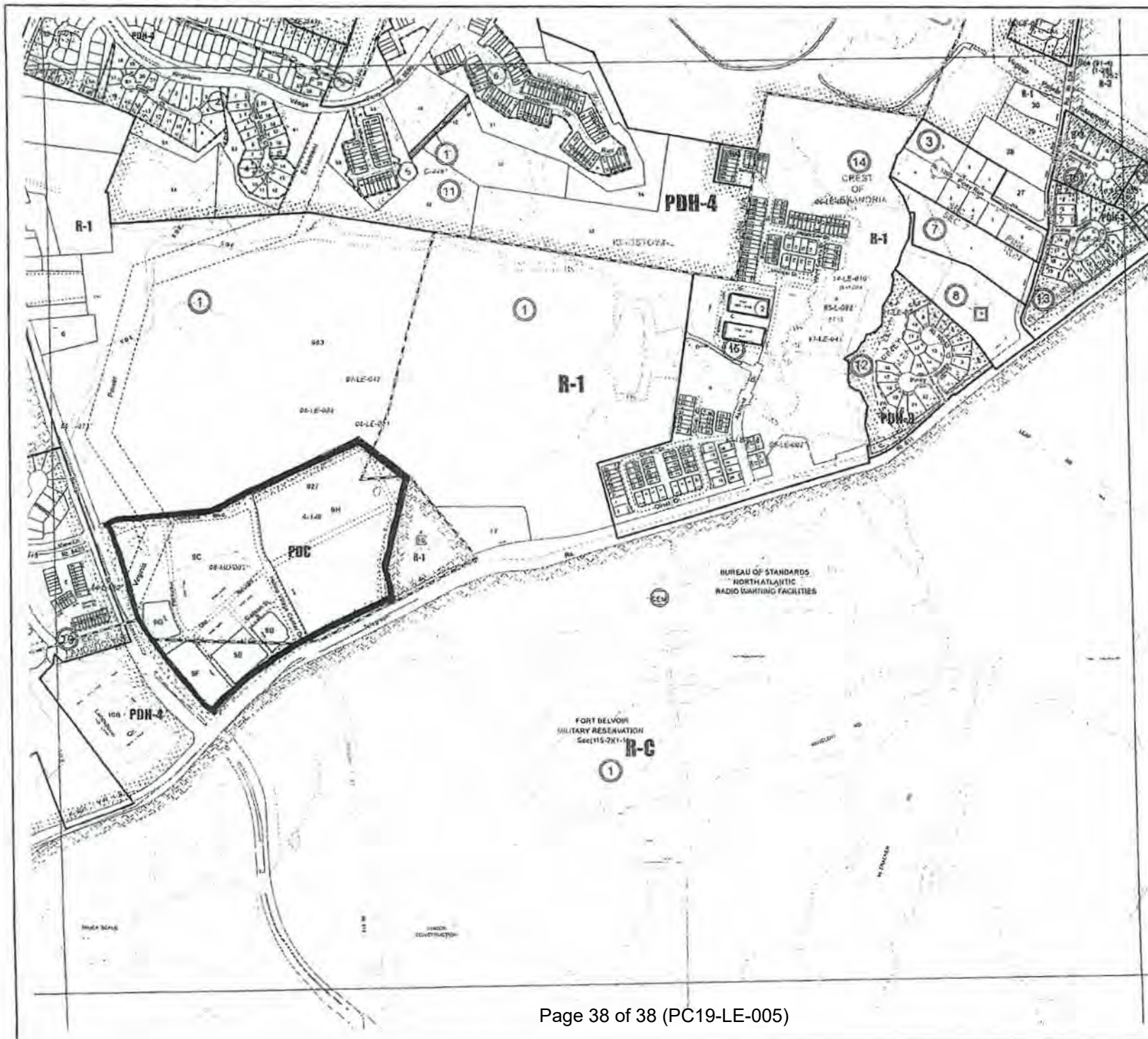
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2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

LOUDOUN COUNTY, VA 20133 • WOODBRIDGE • 703 680 4664

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A Public Code, Virginia Edition



This map is not to be used for any purpose other than the purpose for which it was prepared. It is not to be used for any purpose other than the purpose for which it was prepared. It is not to be used for any purpose other than the purpose for which it was prepared.

#### GENERAL NOTES

1. The map is not to be used for any purpose other than the purpose for which it was prepared. It is not to be used for any purpose other than the purpose for which it was prepared. It is not to be used for any purpose other than the purpose for which it was prepared.

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100-1

Revised to: 09-03-2019

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**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

**TYPE OR PRINT RESPONSES IN BLACK INK**

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

**THIS BOX FOR STAFF USE ONLY**

*Date Received:* \_\_\_\_\_

*Date Accepted:* \_\_\_\_\_

*Planning District:* \_\_\_\_\_

*Special Area:* \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**

Name: David Gill/Wire Gill LLP Daytime Phone: 703.677.3131

Address: 1750 Tysons Blvd., Suite 1500, Tysons, VA 22102

Nominator E-mail Address: dgill@wiregill.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

 \_\_\_\_\_

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

N/A

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☒ Lee ☐ Mason ☐ Braddock ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 1.00

Total aggregate size of all nominated parcels (in acres and square feet): 12.05 acres 525,046 sq. ft.



Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 2. of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages .0\*.1 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1+

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the PPM>Guide for instructions.

**a. Current Comprehensive Plan text for nominated property:** Use the Plan on the Web ([\(ttt+c^foc^u`lrkqv+dls,mi^kkfkd\\*absbilmjbkq,c^foc^u`lrkqv`ljmobebkpfbsb\\*mi^k,j^mp\)](#) for qebcitation.

Land Unit D - Van Dorn Transit Station Area,  
Contingent upon provision of adequate roadway and transit access and (dependent primarily on non-automobile forms of transportation), a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, consistent with the guidelines for Transit Station Areas in the Concept for Future Development, may be considered for this land unit. (Land Unit D Plan text attached.)

**b. Current Plan Map** ([\(ttt+c^foc^u`lrkqv+dls,mi^kkfkd\\*absbilmjbkq,ljmobebkpfbsb\\*mi^k,j^mp\)](#))

Designation: Office

**c. Current Zoning Designation** ([\(eqqmp7,,ttt+c^foc^u`lrkqv+dls,dbl^mmp,g^ab](#)

PDC



d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as

A mixture of residential, office and self-storage uses of up to 850,000 square feet.

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

The proposed development would be composed of mixed use, including residential, office and industrial/self storage use, with residential use allowable in the first phase in order to establish an environment for the community and to encourage non-auto oriented development.

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table. See attached table for response.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse			
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)			
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)			
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		<b>TOTAL:</b>			
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**					
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.					

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☒ Office
 ☐ Retail & Oqebo
 ☐ Institutional
 ☐ Private Recreation, Open Space
 ☒ Industrial
 ☒ Residential as part of Mixed-Use (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: 1.5 Total Gross Square Feet: 850,000

The 1.5 FAR is calculated on the current 12.05 acres; however, pursuant to the approved RZ94-L-035, land previously dedicated as right-of-way shall be included for an aggregate density calculation of 1.0 FAR on the combined 17.55 acres.



See attached table for response.

Categories	Percent of Total FAR	Square Feet
Office		
Retail & Other Uses		
Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	
<i>*If residential is a component of a mixed-use development, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage.</i>		

## 2+MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 3+JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☐ Addresses an emerging community concern(s);
- ☒ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - Environmental protection,
  - Revitalization of designated areas,
  - Economic development,
  - Preserving open space,
  - Affordable housing, or
  - Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☒ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 0, 2016 and 4:30 p.m. December 0, 2016 to:*

Fairfax County Planning Commission Office  
Government Center Building, Suite 22/  
12000 Government Center Parkway  
Fairfax, Virginia 22035-5505



## PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
81-2-((3))-12A	OVD Associates LLC	5605 Oakwood Road Alexandria, VA 22310	7500 OLD GEORGETOWN RD FLR 15 BETHESDA MD 20814 6812	12.05/12.45 (without/with vacation)	7016 3010 0000 2464 9771



**SSPA Nomination – PC19-LE-006 – Attachment to nomination form – 4f and 4g**  
**(Revised January 14, 2020)**

4.f. Response supplemented below.

<b>Residential Unit Types</b>			
Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
Single Family Detached			
Townhouse		2,500 max	Up to 637,500 sf
Low-Rise Multifamily (1-4 stories)		1,000 max	Up to 637,500 sf
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9+ stories)			
<b>TOTAL:</b>			Up to 637,500 sf

**EXPLANATION:**

The nomination anticipates residential units of either (i) only townhouses, (ii) only low-rise MF or (iii) a combination of both. In any case, the total Residential square footage achieved would be a maximum of 637,500 sf.

4.g. Response supplemented below.

<b>Categories</b>	<b>Percent of Total FAR</b>	<b>Square Feet</b>
Office	Up to 25%	Up to 212,500 sf
Retail & Other Uses		
Institutional		
Private Recreation/Open Space		
Industrial	Up to 25%	Up to 212,500 sf
Residential*	50% - 75%	425,000 – 637,500 sf
<b>TOTAL</b>	<b>100%</b>	<b>850,000 sf</b>
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage.</i>		



Oakwood  
Justification for Comprehensive Plan Change Nomination  
Tax Map Numbers 81-2-((3))-12A  
December 2, 2019

The following statement of justification is filed on behalf of OVD Associates LLC, c/o Clark Enterprises, Inc. (the "Owner") of a parcel located at 5605 Oakwood Road along Oakwood Road near the Van Dorn Metro (the "Property").

I. Summary

The Owner proposes to create a new mixed-use community to anchor Oakwood Road as envisioned by the Comprehensive Plan on the Property. This SSPA application will modify the existing Comprehensive Plan guidance to clarify the timing of delivery of the residential portion of the mixed-use vision and provide flexibility on the form of that residential to ensure this project best establishes a critical lynchpin for all of Oakwood Drive. Given the proposed form of the mixed-use, the density on the site will likely be less than the 850,000 sf of office originally entitled in 1994.

This new vision includes both residential and non-residential uses to create a unified streetscape and a new large area for preservation of environmental features that will serve as a catalyst for making the site more attractive. In addition, by converting a significant portion of the office previously entitled to residential, and given the proximity to the Van Dorn Metro, the potential traffic from the site will be significantly reduced.

II. Background

The Property was originally approved by the Fairfax County Board of Supervisors (the "Board") for an office project called Oakwood Corporate Center pursuant to RZ 94-L-035 (the "Rezoning"), the associated proffered conditions dated November 21, 1994 (the "Proffers") and the associated Conceptual Development Plan/Final Development Plan ("CDP/FDP"); all which were approved by the Board on December 12, 1994 (together, the "Approvals"). The Approvals rezoned the Property to Planned Development Commercial ("PDC") and permit by-right development of up to 850,000 gross square feet (GSF) of office and ancillary commercial development on the Property, provided such development is in substantial conformance with the CDP/FDP and the Proffers.

For context, the original Approval was part of a negotiated deal with the Board to approve the Rezoning in order to allow the County to obtain the significant right-of-way necessary to permit improvements at Oakwood Road and Van Dorn. And in fact a portion of this right-of-way has now been repurposed to provide a senior affordable housing project pursuant to PA 2019-IV-RH1. Further, the emphasis on mixed use will likely yield a building form that actually reduces the density on-site. As such, the proposed SSPA yields no more density compared to the 850,000 sf of density approved from original rezoning.

While, the Property is bounded on the north by Oakwood Road and I-95/Capital Beltway; to the east by vacant land; to the south by single-family homes, and to the west by Oakwood Road and S. Van Dorn Street, the access for the site is entirely along Oakwood Road. This development will set the context for encouraging reinvestment in the remainder of Oakwood Road.



### III. Proposed Development and Amenities

The Owner proposes modifications to the Comprehensive Plan conditions to allow for development of up to two nonresidential buildings totaling between approximately 212,500 sf to 425,000 sf for uses such as office and storage; with the remainder being residential as a mix of multifamily apartments, two-over-two townhouse-style multi-family units, and townhouses. This proposed vision better achieves a number of key goals in the Comprehensive Plan, including orienting the commercial elements toward Van Dorn where they can take advantage of the visibility provided by this prominent location. The residential has been strategically sized and oriented to provide support to the prominence of the commercial elements while also improving over the existing approval by protecting the significant open space created by honoring the resource protection area (RPA).

The residential will also benefit by having direct access to the existing pedestrian trail that provides a direct link to Van Dorn Metro, improving transit usage and utility of the site. This is reinforced by the amenities being introduced on the site, including additional trails, a variety of pocket parks, and potential amenities such as seating and enhanced landscaping to create a better pedestrian scale. This amenity base and residential development will serve as the critical first step for creating a meaningful sense of place and to potentially attract tenants to this location for a future commercial phase.

### IV. Comprehensive Plan Guidance

The Property is located within the Comprehensive Plan's Franconia-Springfield Planning District (Area IV), is designated Land Unit D, and is within the Transit Station Area. The proposed plan continues to meet the conditions required for the original rezoning, which includes but is not limited to the following: a coordinated development plan with high quality architecture and design; a maximum building height of 8 stories or 100' with a taper; and garage heights not to exceed 6 stories. As importantly, this plan language has not been re-examined since the Board of Supervisors has consistently embraced residential mixed-use development in TSAs, most recently with the Embark process but also as shown in Tysons, Reston, Dulles Suburban Center and Merrifield. This nomination better aligns the Property with that overall policy guidance from the Board of Supervisors to maximize the public investment that Metro represents.

Additional guidance concerning land use, urban design and transportation will continue to be met with the proposed change in use. As stated in the Transit Station Area guidance, most of the existing housing units within this area consist of single-family homes. The introduction of a variety of unit types will provide more housing options in this area close to Metro. Lastly the 65' buffer associated with the original approval will be maintained.

Beyond these substantive improvements, the key to unlocking these benefits is to encourage allowing the residential phase to proceed first. This residential phase will provide key infrastructure improvements, provide the critical mass necessary to support the amenities and better respond to a site that has not been able to develop for the past quarter century as envisioned. For these reasons, we respectfully request consideration of this nomination at this time to allow this Property to achieve the long-standing vision in the Comprehensive Plan, while reducing traffic and creating a true sense of place for this long overlooked property, providing an appropriate transition between the single-family community to the south and Van Dorn Transit Station.





FAIRFAX COUNTY, VIRGINIA  
2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT  
PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN

TYPE OR PRINT RESPONSES IN BLACK INK

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

1. NOMINATOR/AGENT INFORMATION

Name: Elizabeth D. Baker, agent Daytime Phone: 703-528-4700

Address: c/o Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Boulevard, Suite 1300

Arlington, VA 22201

Nominator E-mail Address: ebaker@thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

*Elizabeth D Baker*

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

See attached certified letters.

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

2. GENERAL INFORMATION

Check appropriate supervisor district: ☒ Lee ☐ Mason ☐ Braddock ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 2.00

Total aggregate size of all nominated parcels (in acres and square feet): 5.33 acres 232,174 sq. ft.



## Nomination Withdrawn

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation.

Mt. Vernon Planning District (Area IV)  
Hybla Valley Community Planning Sector  
No site-specific text.

b. Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: Private Recreation

c. Current Zoning Designation (<https://www.fairfaxcounty.gov/geoapps/jade>).

C-8 (Highway Commercial)



## Nomination Withdrawn

**d.** Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

Residential Use at 16-20 dwelling units per acre, exclusive of ADUs or WDUs.

**e.** Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

It is anticipated that the proposed development will include multiple low-rise multi-family buildings, a maximum of 50 feet in height. Surface parking will be provided. Unit sizes will vary based on the number of bedrooms from 725 to 1,370 SF.

**f. RESIDENTIAL PROPOSALS:** Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse			
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)	106/127*		
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)			
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		<b>TOTAL:</b>	106/127*		
4 - 5 du/ac		<p>*106 units exclusive of ADUs and WDUs, and 127 units assuming a 20% bonus for ADUs and/or WDUs.</p>			
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac	106/127*				
20 + du/ac**					
<p>** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30-40 du/ac.</p>					

**g. NON-RESIDENTIAL or MIXED-USE PROPOSALS:** Check the proposed use(s):

☐ Office   
 ☐ Retail & Other   
 ☐ Institutional   
 ☐ Private Recreation/ Open Space   
 ☐ Industrial   
 ☐ Residential, as part of Mixed-Use (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: \_\_\_\_\_ Total Gross Square Feet: \_\_\_\_\_



## Nomination Withdrawn

Categories	Percent of Total FAR	Square Feet
Office		
Retail & Other Uses		
Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage.</i>		

### 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

### 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☐ Addresses an emerging community concern(s);
- ☐ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - o Environmental protection,
  - o Revitalization of designated areas,
  - o Economic development,
  - o Preserving open space,
  - o Affordable housing, or
  - o Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☒ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

Fairfax County Planning Commission Office  
<https://www.fairfaxcounty.gov/planningcommission/>  
 Government Center Building, Suite 552  
 12000 Government Center Parkway  
 Fairfax, Virginia 22035-5505



# Nomination Withdrawn

## PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part I of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
101-2 ((1)) 14	MVHRC Holding, Inc. formerly known as Mt Vernon Health and	7950 Audubon Avenue Alexandria, VA 22306	9900 Main Street, Suite 500 Fairfax, VA 22031	2.94 ac.	7015 1520 0001 2855 7964
	Racquet Club, Inc				
101-2 ((1)) 15	MVHRC Holding, Inc. formerly known as Mt Vernon Health and	7960 Audubon Avenue Alexandria, VA 22306	9900 Main Street, Suite 500 Fairfax, VA 22031	2.39 ac.	7015 1520 0001 2855 7964
	Racquet Club, Inc				



## Nomination Withdrawn



Elizabeth D. Baker  
Senior Land Use Planner  
(703) 528-4700 Ext. 5414  
[ebaker@thelandlawyers.com](mailto:ebaker@thelandlawyers.com)

**WALSH COLUCCI  
LUBELEY & WALSH PC**

December 2, 2019

### Via Certified Mail

MVHRC Holding, Inc.  
9900 Main Street, Suite 500  
Fairfax, VA 22031

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below as shown on the enclosed map. The purpose of this letter is to notify you that I will soon be nominating your property, under the 2019-2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

Property Address: 7950 and 7960 Audobon Avenue  
Tax Map Number: 101-2 ((1)) 14 and 15  
Supervisor District: Lee District

The current Comprehensive Plan designation for Parcels 14 and 15 are designated on the Plan map as private recreation and there is no specific Plan text. I am proposing that the Plan be amended to permit residential use at 16-20 dwelling units per acre, exclusive of ADUs or WDUs.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley and Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/dpz/planamendments/sspa.htm](http://www.fairfaxcounty.gov/dpz/planamendments/sspa.htm).

Sincerely,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Elizabeth D. Baker  
Senior Land Use Planner

Attachment: Map

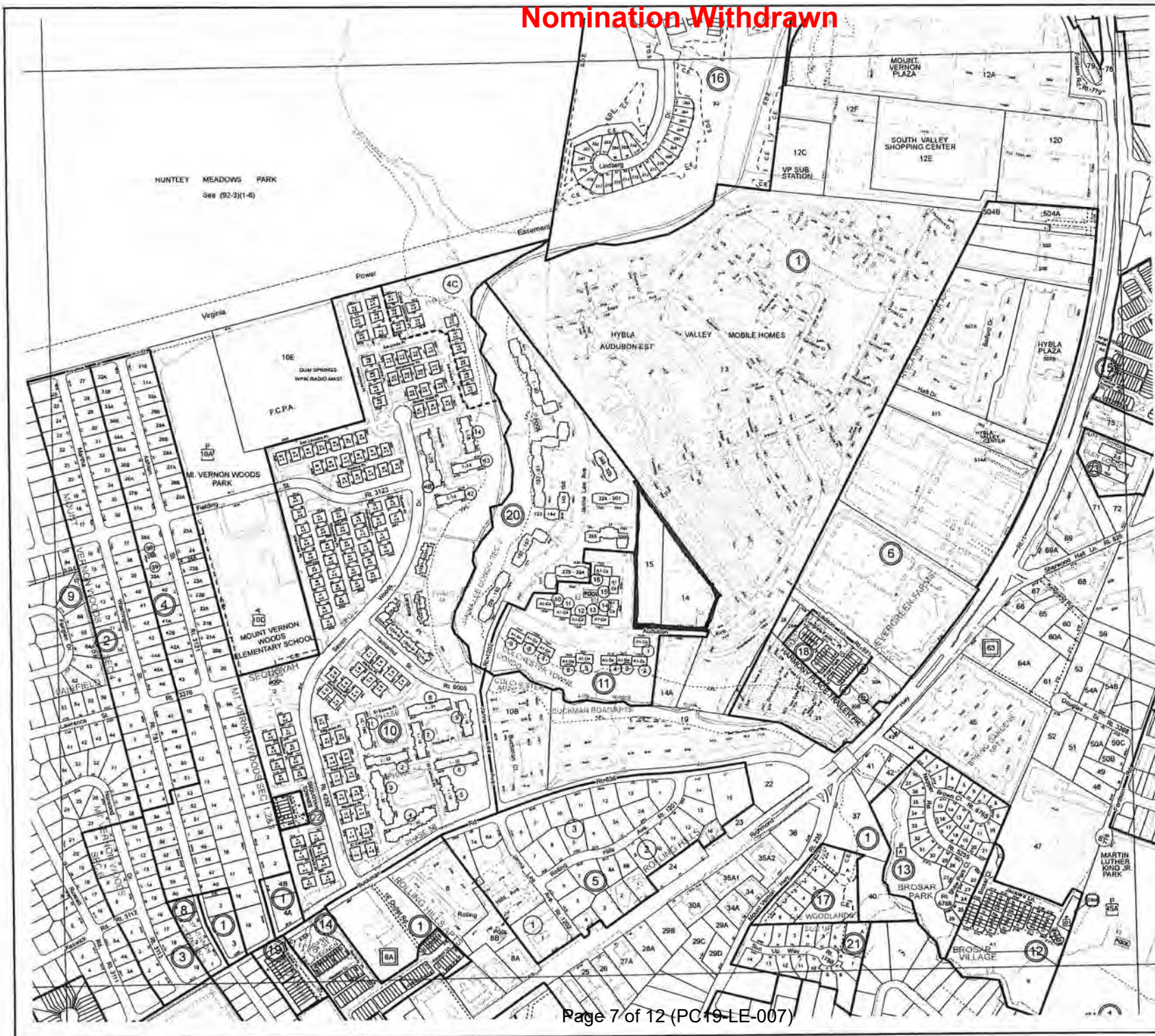
ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA. 22201-3359

LOUDOUN PAGE 6 of 12 (PC19-LE-007) 703 680 4664



Nomination Withdrawn

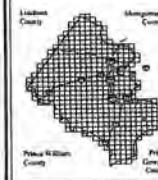


Map Scale: 1" = 100' (1:12,500)  
 1" = 100' (1:12,500)  
 1" = 100' (1:12,500)  
 1" = 100' (1:12,500)

GENERAL NOTES

1. This map is a reproduction of the original map as filed with the Office of the State Engineer, Department of Transportation, on 01/01/2019.  
 2. The map is a reproduction of the original map as filed with the Office of the State Engineer, Department of Transportation, on 01/01/2019.  
 3. The map is a reproduction of the original map as filed with the Office of the State Engineer, Department of Transportation, on 01/01/2019.

4. The map is a reproduction of the original map as filed with the Office of the State Engineer, Department of Transportation, on 01/01/2019.  
 5. The map is a reproduction of the original map as filed with the Office of the State Engineer, Department of Transportation, on 01/01/2019.  
 6. The map is a reproduction of the original map as filed with the Office of the State Engineer, Department of Transportation, on 01/01/2019.



ADMINISTRATIVE INDEX

92-3	92-4	93-3
101-1	101-2	102-1
101-3	101-4	102-3

SHEET INDEX

CADAstral MAP

101-2

Revised to: 01 - 01 - 2019

Prepared by:  
 DEPARTMENT OF TRANSPORTATION  
 1000 North 10th Street, Suite 111  
 Fairfax, Virginia 22033-2011  
 FAX: (703) 234-1881  
 E-mail: gis@dot.state.va.us



# Nomination Withdrawn

4962 5582 2855 7964  
7015 1520 0001 2855 7964

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee  
\$ 3.50

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage  
\$ .50

Total Postage  
\$ 4.00

Sent To  
MVHRC Holding, Inc.  
9900 Main Street, Suite 500  
Fairfax, VA 22031

Street and Ap.  
City, State, Zi

PS Form 3800, April 2015 PSN 7530-02-000-9047

8666-91222  
COURTHOUSE STATION  
DEC - 2 2019  
VA 22231



## Nomination Withdrawn



Ames, Mo. is 39° 45' N based on NAD83; 244,000 m (7.81° arc-min) land. 19-point Ordnance System. Coldest gas of 1991: 1000 hPa (2.5 m) is 1.5 K. Based on NAD83 12.1 m. High Pressure (20) Normal adjustment.

Pressure (atmosphere) Vertical Interval (m)

GENERAL NOTE.5

[illegible]

## ADMINISTRATIVE INDEX

92-3	92-4	93-3
101-1	101-2	102-1
101-3	101-4	102-3

## SHEET INDEX

## CADASTRAL MAP

101-2

Revised to : 01 - 01 - 2019

Prepared by  
DEPARTMENT OF INFORMATION TECHNOLOGY  
GIS and Mapping Services Branch  
12000 Government Center Parkway, Suite 111  
Reston, Virginia 20191-4400  
(703) 424-2141  
Fax: (703) 424-1843  
E-mail: [gisinfo@theconsent.com](mailto:gisinfo@theconsent.com)

5 THE COUNTY OF BAYLOR



## Nomination Withdrawn





## Nomination Withdrawn

### 6. Justification

This nomination involves two parcels, totaling approximately 5.33 acres of land in the Hybla Valley Community Planning Sector; more specifically on the north side of Audubon Avenue between Ladson Land and Janna Lee Avenue (the “Subject Property”). Currently zoned C-8 (Highway-Commercial) District, Parcel 14 is developed with an approximate 50,000 square foot structure that houses the Mount Vernon Athletic Club. A health and racquet club has occupied this parcel since the early 1970s. Parcel 15 is undeveloped.

The most recent zoning action on the Subject Property was the Fairfax County Board of Supervisors (the “Board”) 2003 approval of a rezoning from the R-3 and C-8 Districts to the C-8 District to permit an expansion of the existing health and racquet club (RZ 2003-LE-006) for a total of 93,000 square feet of development. The approval includes proffers and a proffered Generalized Development Plan (GDP). The approved expansion has not been constructed.

The current Comprehensive Plan (the “Plan”) map identifies the Subject Property as planned for private recreation. There is no site specific Plan text for the Subject Property. Properties to the north and east are planned for, and developed as, a mobile home park use at 5 to 8 dwelling units per acre. To the south and west, properties are planned for, and developed with, residential use at 16 to 20 dwelling units per acre.

The current Plan recommendation for private recreation mirrors the zoning approvals and is very limiting. The membership in the fitness component of the club has steadily declined for a number of years, which has made it difficult to sustain the operation. This nomination proposes to amend the Plan to permit residential use on the Subject Property at a density of 16 to 20 dwelling units per acre. It is anticipated that the redevelopment will include multiple multi-family buildings at a maximum of 50 feet in height, and will be served by surface parking and on-site open space. This style and level of development is compatible with adjacent properties.

There is a recognized housing shortage in the county and the region. A report by the Urban Institute issued last summer states that the Washington region needs to add 374,000 housing units by 2030. The shortage of housing, particularly more affordable housing, is affecting the ability for the region’s economy to grow. Multi-family housing, such as that proposed here, tends to be more affordable than other types and the provision of ADUs and/or WDU as would be expected with residential development of the Subject Property would be beneficial to the housing goals.

This nomination advances a number of the County’s goals and objectives in the adopted Policy Plan. Specifically the nomination supports Housing Objective 2, Policy b which states: *Promote the development of multifamily housing in both Mixed-Use Centers and existing residential areas, as appropriate, in an effort to diversify the housing stock and expand lower cost housing options.* It also supports Land Use Objective 3 which reads: *Fairfax County should maintain a supply of land sufficient to meet the need for housing, commercial, industrial, institutional/public services, and recreational and leisure activities to support the Comprehensive Plan.*

The re-planning of the Subject Property provides an opportunity to bring new residential development to this older neighborhood and help reinvigorate the greater community. It is



## Nomination Withdrawn

Page 2

important that this nomination be brought forward to help address the critical and growing housing shortage in the region.

A0892192.DOCX / 1 Justification for SSPA 000356 000058





**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

TYPE OR PRINT RESPONSES IN BLACK INK

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**

Name: Lynne J. Strobel, Agent Daytime Phone: 703-528-4700

Address: c/o Walsh, Colucci, Lubeley & Walsh, P.C.

2200 Clarendon Boulevard, Suite 1300, Arlington, Virginia 22201

Nominator E-mail Address: lstrobel@thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Please see attached certified letter.

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:



**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☒ Lee ☐ Mason ☐ Braddock ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 1.00

Total aggregate size of all nominated parcels (in acres and square feet): +/- 1.427 acres +/- 62,174 sq. ft.



Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation.

The nominated property is located in Land Unit A of the Franconia-Springfield Area within the Springfield Community Business Center (CBC). The baseline recommendation for Land Unit A is a mix of uses to include hotel, retail, and office uses at an intensity of 0.40 FAR. Specifically, office use up to 125,000 square feet with a maximum building height of 160 ft., including parking levels, may be appropriate for the nominated parcel, recognizing its location as a "gateway" feature for the Franconia-Springfield Area.

\*See attached for the relevant Comprehensive Plan text associated with Land Unit A.

b. Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: Mixed Use

c. Current Zoning Designation (<https://www.fairfaxcounty.gov/geoapps/jade>).

C-6 (Community Retail Commercial District)



d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

Office use, as currently designated, with an option for alternative, non-residential uses, that include self-storage with accessory uses, such as retail and restaurants, at an intensity of up to a 3.0 FAR.

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

Proposed development will include a self-storage building that will be seven stories in height and will front on to Augusta Drive. The building will be served by surface parking. The building design will be contemporary. Retail may be located on the ground floor.

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse			
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)			
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)			
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		<b>TOTAL:</b>			
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**					

\*\* If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☐ Office
 ☒ Retail & Other
 ☐ Institutional
 ☐ Private Recreation/ Open Space
 ☒ Industrial
 ☐ Residential, as part of Mixed-Use (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: up to 3.0 FAR      Total Gross Square Feet: up to 175,000 sq.ft.



Categories	Percent of Total FAR	Square Feet
Office		
Retail & Other Uses	+/- 3%	up to 5,000 square feet
Institutional		
Private Recreation/Open Space		
Industrial	+/- 97%	170,000 square feet
Residential*		
<b>TOTAL</b>	<b>100%</b>	<b>175,000 square feet</b>
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage.</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ Addresses an emerging community concern(s);
- ☒ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - o Environmental protection,
  - o Revitalization of designated areas,
  - o Economic development,
  - o Preserving open space,
  - o Affordable housing, or
  - o Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☐ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

**Fairfax County Planning Commission Office**  
<https://www.fairfaxcounty.gov/planningcommission/>  
**Government Center Building, Suite 552**  
**12000 Government Center Parkway**  
**Fairfax, Virginia 22035-5505**



### 3. Property Information

#### PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
80-4 ((1)) 5C2	Newco Investments VA LLC	6235 Brandon Avenue	2116 Emmorton Park Road, Edgewood, Maryland 21040	+/- 1.427 acres	7015 1520 0001 2864 1762



7015 1520 0001 2864 1762

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
OFFICIAL USE	
Certified Mail Fee \$ <u>3.55</u>	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>55</u>	
Total Postage \$ <u>4.10</u>	
Sent To	Newco Investments VA LLC
Street and Apt.	2116 Emmorton Park Road
City, State, ZIP	Edgewood, MD 21040
PS Form 3800, April 2012 Edition	



Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



**WALSH COLUCCI  
LUBELEY & WALSH PC**

January 8, 2020

**Via Certified Mail**

Newco Investments VA LLC  
2116 Emmorton Park Road  
Edgewood, Maryland 21040

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below and shown on the attached map. The purpose of this letter is to notify you that I will soon be nominating your property, under the 2019 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

Property Address: 6235 Brandon Avenue  
Tax Map Number: 80-4 ((1)) 5C2  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 5C2 is shown on the Plan map as mixed use and the Plan text recommends a mix of uses to include hotel, retail, and office uses at a .4 FAR with an option for office use up to 125,000 square feet. I am proposing that the Plan be amended to include an option for alternative, non-residential uses that include self-storage with accessory uses, such as retail and restaurants, at an intensity of up to a 3.0 FAR.


Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

  
Lynne J. Strobel

**Attachment**

A0897801.DOCX / 1 Revised Ltr to Newco Investments VA LLC (80-4 ((1)) 5C2) re: South County Site-Specific Plan Amendment Process  
011108 000002

**ATTORNEYS AT LAW**

703 528 4700 ■ [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359







## LAND UNIT RECOMMENDATIONS

The Franconia-Springfield Area is divided into Land Units A through U, which make up the Springfield Community Business Center (CBC) and the Franconia-Springfield Transit Station Area (TSA). Figure 7 illustrates the land unit boundaries. Land Units A through G are part of the Springfield Community Business Center, generally located on the west side of I-95. As mentioned previously, the majority of the area consists of community-serving, auto-oriented strip shopping centers with associated surface parking, in addition to a number of hotels. The area should continue to primarily serve the neighboring communities in their retail and employment needs. At the same time, the Plan envisions the area to be expanded to a more walkable, bike-friendly, mixed-use center for the community. The core area in Land Unit A is envisioned as the central node, or urban village for the community with higher densities located near access points to I-95 and Old Keene Mill Road.

Land Units H through U comprise the Franconia-Springfield TSA. This area also consists of auto-oriented, commercial uses. The TSA should serve the local community, while also providing a regional destination with the redevelopment of the Springfield Mall into a town center in Land Unit I. This area should attract users from a larger area by taking advantage of the higher density, transit-oriented opportunities near the Joe Alexander Transportation Center.

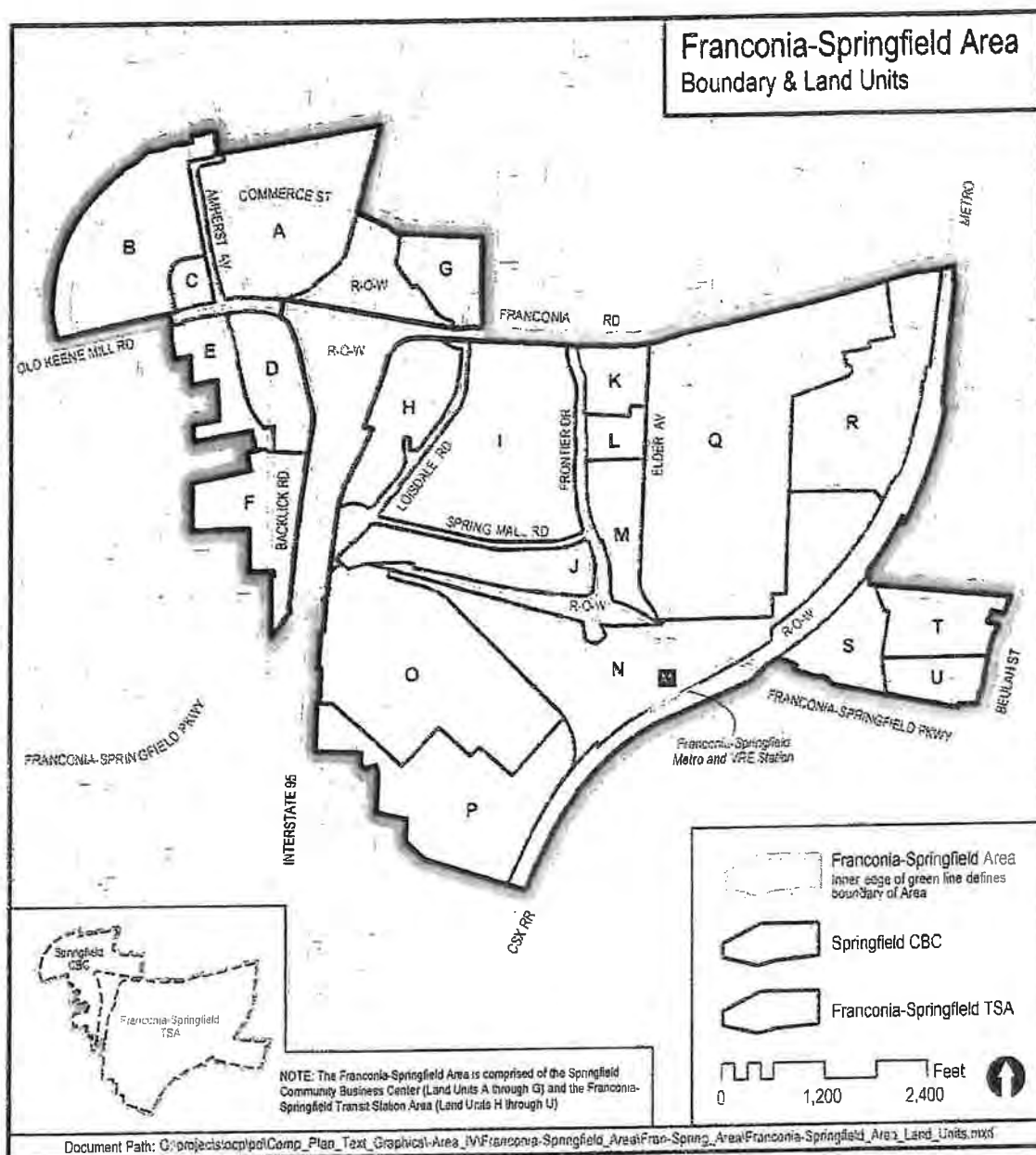
Redevelopment in Land Units A through R should utilize the guidance established in the Overview section of this Plan, particularly when implementing the optional levels of development. The guidance is based upon the *Springfield Connectivity Framework Plans and Street Typologies* report, August 2008, and supported by the Franconia-Springfield Area Urban Design and Streetscape Guidance, appended to this plan. When parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan guidance. Design guidelines for Land Units S through U are included in their recommendations.

### Land Unit A

Land Unit A is approximately 54 acres in size, and is bounded by Amherst Avenue, I-95, and Old Keene Mill Road. It is located in the northeastern portion of the Springfield Community Business Center (CBC). The Comprehensive Plan recommendations encourage the creation of an urban, pedestrian-oriented area comprised of a mix of medium to high intensity office, retail, hotel, civic, arts, and residential uses. At the baseline, Land Unit A is planned for a mix of uses to include hotel, retail, and office uses at an intensity of 0.40 FAR.

Land Unit A is planned to become the central node of activity or urban village within the CBC. The land unit should be characterized by multi-story and high-rise buildings with a mix of residential, office, hotel, and civic uses developed with a common design or architectural theme. These buildings should include street-level retail use to serve the greater community and local residents and employees. The redevelopment is envisioned to include up to approximately 445,000 square feet of hotel use, 1,300,000 square feet of office use, and 300,000 square feet of supporting retail use. Approximately 1,900 multifamily dwelling units are planned for this area. Redevelopment also should provide or contribute to a site for a public space for public use to house cultural, performing and visual arts, community and/or governmental use. The land unit is planned for mixed-use redevelopment up to an intensity of 1.6 FAR overall. Any redevelopment





**FRANCONIA-SPRINGFIELD AREA  
LAND UNIT MAP**

**FIGURE 7**



should follow the guidance established within the Overview section of this Plan, in addition to the following text.

The areas surrounding Commerce Street, extending south to Old Keene Mill Road should become the core or main street area of redevelopment in Land Unit A. Figure 8 shows the location of the core area within Land Unit A, which is approximately 36 acres. Intensities may be concentrated in this area, such that they exceed the overall intensity for Land Unit A. The concentration of intensity should facilitate the tapering or step down of development towards the adjacent, residential neighborhoods. Lower building heights in these areas would maintain a transition to these neighborhoods, to the extent possible.

Commerce Street in this area should serve as a major pedestrian, bicyclist, and transit corridor, which should function as an entryway into the CBC from the TSA. Like all areas in the CBC, the main street should incorporate the streetscape design features recommended in the Franconia-Springfield Area Urban Design and Streetscape Guidance, appended to these recommendations. An integral aspect of the main street approach in the core area is the inclusion of street-level retail use in the buildings within the core area. This retail use should help to create an urban, people-oriented place that provides convenient retail services and encourages pedestrian movement.

As described in the Overview section, building facades and entrances should be oriented to the streets with parking located toward the rear of buildings, toward center of the block, or below ground. Rooflines, massing, and facades should vary for visual interest. The land unit should have wide sidewalks with retail shopping and restaurants, fronting on the lower floors of the office, hotel, and residential buildings. Streetscape design should include corner plaza entry features at the intersections of Commerce Street/Augusta Drive (Commerce Street Bridge), Commerce Street between Amherst Avenue and Backlick Road, Commerce Street/Brandon Avenue, Backlick Road/Bland Street, near the existing Concord shopping center, and Bland Street/Brandon Avenue. Many of these plazas should contain gateway features that mark the entrances into the area and should be designed with a variety of sizes, functions, and designs, as described in the Urban Design and Streetscape Guidance appendix. Plazas at these locations will create an aesthetically pleasing streetscape environment and encourage pedestrian activity. Other impacts on parks and recreation should be mitigated through Policy Plan objectives, particularly Objective 6 of the Parks and Recreation Section.

Additional guidance concerning urban design, architecture, landscaping, pedestrian circulation, and pedestrian amenities for the land unit is provided in the Urban Design and Streetscape section of the Area-wide recommendations. In particular, the design of buildings, their location, orientation, access, and related parking and telecommunications antennas and equipment should closely follow the guidance prescribed in this text. Transportation demand management tools and green building practices should be utilized, including, but not limited to, the installation of rooftop vegetation and/or rain gardens to offset the effects of impervious surfaces.

Redevelopment projects in the core area should demonstrate logical and substantial consolidation, multi-modal access, and a cohesive development plan. Land consolidation is necessary to physically unify freestanding buildings and to create the ability for parking to be located in the rear of buildings or in the center of blocks. Where development intensity greater than 0.40 FAR is proposed, consolidation of at least 2 contiguous acres is encouraged, except as otherwise specifically recommended. When a consolidation is less than two acres, development should provide for vehicular and pedestrian access with abutting properties, and a functional and







coordinated development plan to demonstrate that any unconsolidated parcels are able to develop in conformance with the Plan option. Office use up to 125,000 sq.ft. with a maximum building height of 160-feet, including parking levels, may be appropriate on Tax Map parcel 80-4((1))5C2, recognizing its location as a “gateway” feature for the Franconia-Springfield Area. Ancillary retail uses, if possible on the ground-floor, and an urban park or other recreational facilities should be provided to serve the employees with this development. Vehicular and pedestrian access to Brandon Avenue and Augusta Drive should be maintained and enhanced.

Redevelopment along the northern boundary of Land unit A should utilize design and screening techniques to reduce the impact on the adjacent neighborhood. Year round screening, enhanced with evergreen trees and supplemental shrubbery, should be provided at a minimum through a 50-foot vegetated buffer located along the northern boundary of Land Unit A in 80-4((1))3 and 5D and in 80-4((10)) all parcels. New buildings should be located approximately 80 feet from the residential neighborhood, although appropriately landscaped on-street parking, streets, or other non-structural elements may be located within the area outside the 50-foot vegetated buffer. Redevelopment along this northern edge should be compatible in scale with the adjacent residential neighborhood, and lighting should be designed so that it is not intrusive to the neighborhood. Building heights should taper to a maximum of 40-feet along the edge to reduce the impact on the neighborhood, and design techniques, such as stair-stepping the façade may be utilized.

Freestanding single-use retail or office uses may be appropriate along Old Keene Mill Road and close to I-95. As part of the redevelopment option in the core area, hotel use up to 110,000 square feet may be appropriate on the northwest corner of Old Keene Mill Road and Backlick Road, Tax Map 80-4((1))10. The site should be considered for this intensity only if enhanced streetscape amenities that create a focal point and gateway to the CBC are provided in addition to meeting the development criteria for Land Unit A.

### **Land Unit B**

Land Unit B is located west of Amherst Avenue and extends along the northern boundary of the Springfield Community Business Center (CBC) and contains a variety of uses including the Springfield Plaza and Commerce Plaza shopping centers, multifamily residences, the Richard Byrd Library, and an office building. Streetscape design improvements as shown in the Urban Design and Streetscape Guidance, appended to this plan should be incorporated into the area to upgrade existing development and create a harmonious visual appearance. Buildings should be well landscaped, oriented to a public street, and screened from stable residential areas. Lighting should be designed so that it is not intrusive to the surrounding residential areas. Additional guidance concerning urban design, architecture, landscaping, pedestrian circulation, and pedestrian amenities for the land unit is provided in the Urban Design and Streetscape section of the Area-wide recommendations.

The area located to the west and north of Commerce Street is planned for multifamily residential use at a density up to 30 dwelling units per acre with the exception of the Richard Byrd Library, which is planned for public facilities uses and Tax Map 80-3((1))3D, which is planned for office use up to .35 FAR. Elderly housing at a density up to 30 dwelling units per acre is encouraged for the area between Dinwiddie Street, Commerce Street, and Amherst Avenue. The vacation of Cumberland Avenue as a part of this option should be explored in order to create a larger development site. Any northern or westward expansion of nonresidential uses along Backlick Road and beyond Commerce Street is discouraged.







## 6. Justification.

The nominated parcel is located at 6235 Brandon Avenue and is identified among the Fairfax County tax assessment records as 80-4 ((1)) 5C2 (the “Subject Property”). The Subject Property is approximately 1.427 acres and is proximate to a 145,000 square foot office building to the north, a 148-room Marriott Towne Place hotel to the west and south, and Interstate-95 (“I-95”) to the east. The Subject Property is zoned to the C-6 (Community Retail Commercial), Commercial Revitalization Overlay, and Sign Control Overlay Districts and remains vacant.

The Subject Property is located within Land Unit A, which is in the Springfield Community Business Center (“CBC”) of the Franconia-Springfield Area of the Area IV Comprehensive Plan (the “Plan”). Land Unit A is approximately 54 acres with the Subject Property located within its core area. At the baseline, Land Unit A is planned for a mix of uses to include hotel, retail, and office at an intensity of 0.40 FAR. Office use up to 125,000 square feet with a maximum building height of 160 feet, including parking levels, is specifically recommended for the Subject Property, recognizing its location as a “gateway” feature for the Franconia-Springfield Area.

The Subject Property was a part of a larger 4.3-acre parcel, referenced as Tax Map 80-4 ((1)) 5C (“Parcel 5C”). With the approval of two separate but related applications in 1985, Parcel 5C was rezoned to the C-6 District and was approved for a phased office development that included an increase in building height. These approvals were later amended to permit the construction of an 87,550 square foot extended-stay hotel and a 7,000 square foot freestanding restaurant. Parcel 5C was subsequently subdivided into two parcels: Tax Map 80-4 ((1)) 5C1 (“Parcel 5C1”) and the Subject Property. In addition, 3,400 square feet of gross floor area was administratively relocated from the hotel to the restaurant on July 16, 2001; thereby increasing the permitted gross floor area to 10,400 square feet. While the hotel approved on Parcel 5C1 has been constructed, the Subject Property remains vacant.

The Subject Property is constrained by a number of development challenges, including its location. While the larger Land Unit A is designated as a “core” area, the Subject Property is at its perimeter and is remote from the downtown Springfield area. In addition, the Subject Property has limited visibility due to its location behind the hotel, and is adjacent to I-95, which includes a noise wall and multiple lanes of traffic. Moreover, economics do not support the construction of an office building on the Subject Property as described in the Plan. First, the size and physical constraints of the Subject Property limit its developable area. The Subject Property is constrained by its proximity to I-95 and an ingress-egress easement that bisects the parcel. A gateway building of the size recommended in the Plan necessitates structured parking, which is at least three times the cost of surface parking. Second, the office market has changed dramatically in the last five years. As employees telework more frequently and utilize less square footage, the overall demand for office space has decreased, and the percentage of office vacancy in Fairfax County has increased. Given site constraints and market demands, a new office building in this location is not economically feasible at this time. In lieu of a vacant lot, flexibility should be provided in the Plan to permit other non-residential uses that can foster a more appropriate development on the Subject Property.

The Nominator proposes that the Plan redevelopment option for the Subject Property be expanded to include alternative, non-residential uses that may be appropriate in recognition of existing site



and development conditions. These alternative uses include self-storage with accessory uses, such as retail and restaurants, at an intensity of up to a 3.0 FAR. These uses should be compatible in design and architecture with the existing hotel and office uses and support the recommendation for a visual gateway in the area.

In accordance with the proposed Plan text, the Nominator anticipates the construction of a contemporary self-storage building that will be seven (7) stories in height and will front on to Augusta Drive. The total building square footage will be approximately 175,000 square feet of gross floor area at an approximate height of 90 feet and served by surface parking. To address the Plan's current designation of a "gateway" feature for this location, the Nominator could incorporate a building design that maintains a gateway appearance. Retail or restaurants may be located on the ground floor level of the self-storage building to activate the streetscape.

The nomination addresses an emerging community concern regarding the large amount of vacant office space in Fairfax County. Recognizing this concern as a County-wide trend, there have been recent Policy Plan amendments that permit the conversion of office space to residential use. Office vacancies may adversely impact property values and create pockets of little or no activity in commercially planned and developed areas. Accordingly, the current and projected market does not support the construction of a new office building at this location. This is validated by existing conditions in the area. Based on publicly available information, it appears that approximately 20% of the existing office building located adjacent to the Subject Property is vacant.

The nomination also better implements and is not contrary to the long-standing policies established in the Concept for Future Development for the Franconia-Springfield Area. The Plan's Concept for Future Development identifies the Springfield CBC as a mixed-use center that should serve as a community and/or regional focal point and enhance the community-serving commercial aspects of Springfield with an urban village component. Expanding the number of recommended uses on the Subject Property enhances the mix of uses envisioned for this area. It will encourage development of a lot that has remained vacant since it was originally rezoned over thirty years ago. By designing the proposed self-storage building to be a visual gateway feature, the anticipated building will provide a desired focal point as seen from the Commerce Street Bridge.

Finally, this nomination advances a number of the County's goals and objectives in the adopted Policy Plan, including recognizing market conditions to revitalize designated areas and providing a clear future vision of an attractive, prosperous, harmonious and efficient community. The re-planning of the Subject Property will provide an opportunity to revitalize an underutilized, vacant parcel and create synergy with the surrounding existing uses. A contemporary self-storage building that incorporates urban design and is architecturally compatible with the adjacent hotel and office buildings will reinvigorate economic activity in this area and promote an integrated community-serving use where none exists today.





**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

TYPE OR PRINT RESPONSES IN BLACK INK

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**

Name: Lynne J. Strobel, Agent Daytime Phone: 703-528-4700

Address: c/o Walsh, Colucci, Lubeley & Walsh, P.C.

2200 Clarendon Boulevard, Suite 1300, Arlington, Virginia 22201

Nominator E-mail Address: lstrobel@thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Please see attached certified letters.

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

\_\_\_\_\_

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☒ Lee ☐ Mason ☐ Braddock ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 18.00

Total aggregate size of all nominated parcels (in acres and square feet): +/- 18.53 acres +/- 807,466 sq. ft.



Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation.

The nominated property is located in Land Unit D of the Van Dorn Transit Station Area. Please see attached.

b. Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: Office and alternative uses

c. Current Zoning Designation (<https://www.fairfaxcounty.gov/geoapps/jade>).

C-2, C-3, R-3, I-1, and I-4



d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity(FloorArea Ratio-FAR), and density (dwelling units per acre- du/ac) as applicable.

Residential mixed-use development to include residential and compatible non-residential uses, including office, institutional and/or industrial, without a specific phasing requirement, up to a 1.0 FAR.

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

The proposed development would be residential mixed-use to include residential, and compatible non-residential uses, such as office, institutional, and/or industrial in a variety of buildings served by structured and surface parking. Residential development may include a variety of housing types such as single-family attached and/or multi-family buildings. Single-family units are planned to be approximately 2,500 square feet and multi-family units are planned to be approximately 1,000 square feet.

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
Single Family Detached			
Townhouse	Up to 240	± 2,500 sq. ft.	
Low-Rise Multifamily (1-4 stories)	Up to 600	±1,000 sq. ft.	
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9+ stories)			
<b>TOTAL:</b>			Up to

605,250 sq. ft. \*

\*The nominator proposes residential development that could be only townhouse; only multifamily, or a combination thereof up to a maximum of 605,250 sq. ft.

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☒ Office
 ☐ Retail & Other
 ☒ Institutional
 ☐ Private Recreation/ Open Space
 ☒ Industrial
 ☒ Residential, as part of Mixed-Use  
 (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: 1.0 Total Gross Square Feet: +/- 807,000 sq. ft.



Categories	Percent of Total FAR	Square Feet
Office	up to 25%	Up to 201,750 sq. ft.
Retail & Other Uses		
Institutional	up to 10%	Up to 80,700 sq. ft.
Private Recreation/Open Space		
Industrial	up to 25%	Up to 201,750 sq. ft.
Residential*	50% - 75%	403,500 - 605,250 sq. ft.
<b>TOTAL</b>	<b>100%</b>	<b>807,000 sq. ft.</b>
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage.</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☐ Addresses an emerging community concern(s);
- ☒ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - o Environmental protection,
  - o Revitalization of designated areas,
  - o Economic development,
  - o Preserving open space,
  - o Affordable housing, or
  - o Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☒ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

**Fairfax County Planning Commission Office**  
<https://www.fairfaxcounty.gov/planningcommission/>  
**Government Center Building, Suite 552**  
**12000 Government Center Parkway**  
**Fairfax, Virginia 22035-5505**



### 3. Property Information

<b>PROPERTY INFORMATION TABLE</b> All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below. <b>IMPORTANT NOTE:</b> Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.					
<b>Tax Map Number</b>	<b>Name of Property Owner</b>	<b>Street Address of Parcel</b>	<b>Mailing Address of Owner</b>	<b>Parcel size in acres</b>	<b>Signature of owner or Certified Receipt Number</b>
81-2 ((3)) 24	Oakwood One LLC	5604 Oakwood Road Alexandria, VA 22310	5604 Oakwood Road Alexandria, VA 22310	+/- .86 acres	
81-2 ((3)) 26	George C. Tsentas, TR Androulla G. Tsentas, TR	5520 Oakwood Road Alexandria, VA 22310	4311 Mission Court Alexandria, VA 22310	+/- .39 acres	
81-2 ((3)) 26A	Chao Qui Wu Cui May Nie	5516 Oakwood Road Alexandria, VA 22310	6656 Avignon Boulevard Falls Church, VA 22043	+/- .38 acres	
81-2 ((3)) 27	John Driggs, TR	5519 Oakwood Road Alexandria, VA 22310	c/o Central Motor Co., Attn: Oakwood Assoc., P.O. Box 39 Springfield, VA 22150	+/- 1.86 acres	
81-2 ((3)) 28	Oakwood Garden Enterprises LLC	5512 Oakwood Road Alexandria, VA 22310	6656 Avignon Boulevard Falls Church, VA 22043	+/- .80 acres	
81-2 ((3)) 29	John Driggs, TR	5511 Oakwood Road Alexandria, VA 22310	c/o Central Motor Co., Attn: Oakwood Assoc., P.O. Box 39 Springfield, VA 22150	+/- 1.86 acres	
81-2 ((3)) 30	Oakwood Garden Enterprises LLC	5504 Oakwood Road Alexandria, VA 22310	6656 Avignon Boulevard Falls Church, VA 22043	+/- .83 acres	
81-2 ((3)) 31	Chao Q. Wu Cui M. Nie	5505 Oakwood Road Alexandria, VA 22310	5505 Oakwood Road Alexandria, VA 22310	+/- 2.0 acres	



### PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part I of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
81-2 ((3)) 32	Kenneth Frederick Allwine, TR Marcia Sheryl Allwine, TR	5420 Oakwood Road Alexandria, VA 22310	P.O. Box 15 Ninde, VA 22526	+/- .42 acres	
81-2 ((3)) 32B	Name Withheld By Request	5416 Oakwood Road Alexandria, VA 22310	6656 Avignon Boulevard Falls Church, VA 22043	+/- .41 acres	
81-2 ((3)) 33	Oakwood Road Limited Partnership	5419 Oakwood Road Alexandria, VA 22310	c/o J D Snow 8895 McNair Drive Alexandria, VA 22309	+/- 2.0 acres	
81-2 ((3)) 34	Chao Q. Wu Cui M. Nie	5412 Oakwood Road Alexandria, VA 22310	6656 Avignon Boulevard Falls Church, VA 22043	+/- .41 acres	
81-2 ((3)) 34B	Chao Qiu Wu Cui May Nie	5408 Oakwood Road Alexandria, VA 22310	6656 Avignon Boulevard Falls Church, VA 22043	+/- .38 acres	
81-2 ((3)) 35	John Driggs, TR	5411 Oakwood Road Alexandria, VA 22310	c/o Central Motor Co, Attn: Oakwood Assoc., P.O. Box 39 Springfield, VA 22150	+/- 2.0 acres	
81-2 ((3)) 36A	Oakwood Road Assoc LLC	5404 Oakwood Road Alexandria, VA 22310	5404 Oakwood Road Alexandria, VA 22310	+/- .39 acres	
81-2 ((3)) 36B	Gregory M. Foster	5400 Oakwood Road Alexandria, VA 22310	7531 Lindberg Drive Alexandria, VA 22306	+/- .37 acres	



**PROPERTY INFORMATION TABLE**

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

<b>Tax Map Number</b>	<b>Name of Property Owner</b>	<b>Street Address of Parcel</b>	<b>Mailing Address of Owner</b>	<b>Parcel size in acres</b>	<b>Signature of owner or Certified Receipt Number</b>
81-2 ((3)) 37	John Driggs, TR	5403 Oakwood Road Alexandria, VA 22310	c/o Central Motor Co., Attn Oakwood Assoc., P.O. Box 39 Springfield, VA 22150	+/- 1.0 acres	
81-2 ((3)) 37A	John Driggs, TR	5403 Oakwood Road Alexandria, VA 22310	c/o Central Motro Co., Attn Oakwood Assoc., P.O. Box 39 Springfield, VA 22150	+/- 2.17 acres	



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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$ .55

Total Postage  
 \$ 4.10

Sent To  
 81-2 ((3)) 26  
 George C. Tsentas, TR  
 Androulla G. Tsentas, TR  
 4311 Mission Court  
 Alexandria, Virginia 22310

PS Form 3800, April 2013, PSN 7530-01-000-9001. See reverse for instructions.

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$ .55

Total Postage  
 \$ 4.10

Sent To  
 81-2 ((3)) 27  
 John Driggs, TR  
 c/o Central Motor Company  
 Attn: Oakwood Assoc.  
 P.O. Box 39  
 Springfield, Virginia 22150

PS Form 3800, April 2013, PSN 7530-01-000-9001. See reverse for instructions.

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$ .55

Total Postage  
 \$ 4.10

Sent To  
 81-2 ((3)) 29  
 John Driggs, TR  
 c/o Central Motor Company  
 Attn: Oakwood Assoc.  
 P.O. Box 39  
 Springfield, Virginia 22150

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$ .55

Total Postage  
 \$ 4.10

Sent To  
 81-2 ((3)) 24  
 Oakwood One LLC  
 5604 Oakwood Road

PS Form 3800, April 2013, PSN 7530-01-000-9001. See reverse for instructions.

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$ .55

Total Postage  
 \$ 4.10

Sent To  
 81-2 ((3)) 26A  
 Chao Qui Wu  
 Cui May Nie  
 5516 Oakwood Road  
 Alexandria, Virginia 22310

PS Form 3800, April 2013, PSN 7530-01-000-9001. See reverse for instructions.

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$ .55

Total Postage  
 \$ 4.10

Sent To  
 81-2 ((3)) 28  
 Oakwood Garden Enterprises LLC  
 6656 Avignon Boulevard  
 Falls Church, Virginia 22043

PS Form 3800, April 2013, PSN 7530-01-000-9001. See reverse for instructions.

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- ☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

\$5.55

Total Post

\$9.10

Sent To

Street and

City, State

81-2 ((3)) 31  
 Chao Q. Wu  
 Cui M. Nie  
 5505 Oakwood Road  
 Alexandria, Virginia 22310

PS Form 3800, April 2015 (PSN 7530-02-000-9000)

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Extra Services &amp; Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

\$5.55

Total Post

\$9.10

Sent To

Street and

City, State

81-2 ((3)) 32B  
 Property Owner  
 6656 Avignon Boulevard  
 Falls Church, Virginia 22043

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Extra Services &amp; Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

\$5.55

Total Post

\$9.10

Sent To

Street and

City, State

81-2 ((3)) 34  
 Chao Q. Wu  
 Cui M. Nie  
 6656 Avignon Boulevard  
 Falls Church, Virginia 22043

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- ☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

\$5.55

Total Post

\$9.10

Sent To

Street and

City, State

81-2 ((3)) 30  
 Oakwood Garden Enterprises LLC  
 6656 Avignon Boulevard  
 Falls Church, Virginia 22043

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☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

\$5.55

Total Post

\$8.60

Sent To

Street and

City, State

81-2 ((3)) 32  
 Kenneth Frederick Allwine, TR  
 Marcia Sheryl Allwine TR  
 P.O. Box 15  
 Ninde, Virginia 22526

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Extra Services &amp; Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

\$5.55

Total Post

\$9.10

Sent To

Street and

City, State

81-2 ((3)) 33  
 Oakwood Road Limited Partnership  
 c/o J D Snow  
 8895 McNair Drive  
 Alexandria, Virginia 22309

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<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage  
\$ .55

Total Postage  
\$ 4.10

Sent To  
81-2 ((3)) 35  
John Driggs, TR  
c/o Central Motor Company  
Attn: Oakwood Assoc.  
P.O. Box 39  
Springfield, Virginia 22150

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage  
\$ .55

Total Postage  
\$ 4.10

Sent To  
81-2 ((3)) 36B  
Gregory M. Foster  
7531 Lindberg Drive  
Alexandria, Virginia 22306

City, State, ZIP+4®  
Alexandria, VA, 22215-9998

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage  
\$ .55

Total Postage  
\$ 4.10

Sent To  
81-2 ((3)) 37A  
John Driggs, TR  
c/o Central Motor Company  
Attn: Oakwood Assoc.  
P.O. Box 39  
Springfield, Virginia 22150

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage  
\$ .55

Total Postage  
\$ 4.10

Sent To  
81-2 ((3)) 34B  
Chao Qiu Wu  
Cui May Nie  
6656 Avignon Boulevard  
Falls Church, Virginia 22043

City, State, ZIP+4®  
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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage  
\$ .55

Total Postage  
\$ 4.10

Sent To  
81-2 ((3)) 36A  
Oakwood Road Assoc LLC  
5404 Oakwood Road  
Alexandria, Virginia 22310

City, State, ZIP+4®  
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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage  
\$ .55

Total Postage  
\$ 4.10

Sent To  
81-2 ((3)) 37  
John Driggs, TR  
c/o Central Motor Company  
Attn: Oakwood Assoc.  
P.O. Box 39  
Springfield, Virginia 22150

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FEB 21 2020



Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



February 21, 2020

**Via Certified Mail**

Oakwood One LLC  
5604 Oakwood Road  
Alexandria, Virginia 22310

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: 5604 Oakwood Road  
Tax Map Number: 81-2 ((3)) 24  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 24 is shown on the Plan map as office and alternative uses and the Plan text recommends low intensity industrial or office use at the baseline with an option for a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, with residential as a possible component. I am proposing to amend the Plan text to permit a wider range of permitted uses and residential unit types without a specific phasing requirement up to a 1.0 FAR.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359


Page 11 of 68 (PC19-LE-009)  
LOUDOUN 703 757 3833 • WOODBRIDGE 703 680 4664



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

Attachment

A0903955.DOCX / 1 Ltr to Oakwood One LLC (81-2 ((1)) 24) re: South County Site-Specific Plan Amendment Process - 2.19.2020 011291 000002





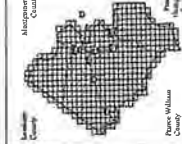
A Fairfax County, Virginia Publication



Scale: 1" = 100'  
This map was prepared by the Fairfax County Department of Planning and Economic Development, Planning Division, in accordance with the Fairfax County Zoning Ordinance, Chapter 22A, Section 22A-10. The map is a reproduction of the original map and is not to be used for any other purpose without the written consent of the Fairfax County Department of Planning and Economic Development.

#### GENERAL NOTES

1. The map is a reproduction of the original map and is not to be used for any other purpose without the written consent of the Fairfax County Department of Planning and Economic Development.



#### ADMINISTRATIVE INDEX

72-3	72-4
81-1	82-1
81-2	81-3
81-4	82-3

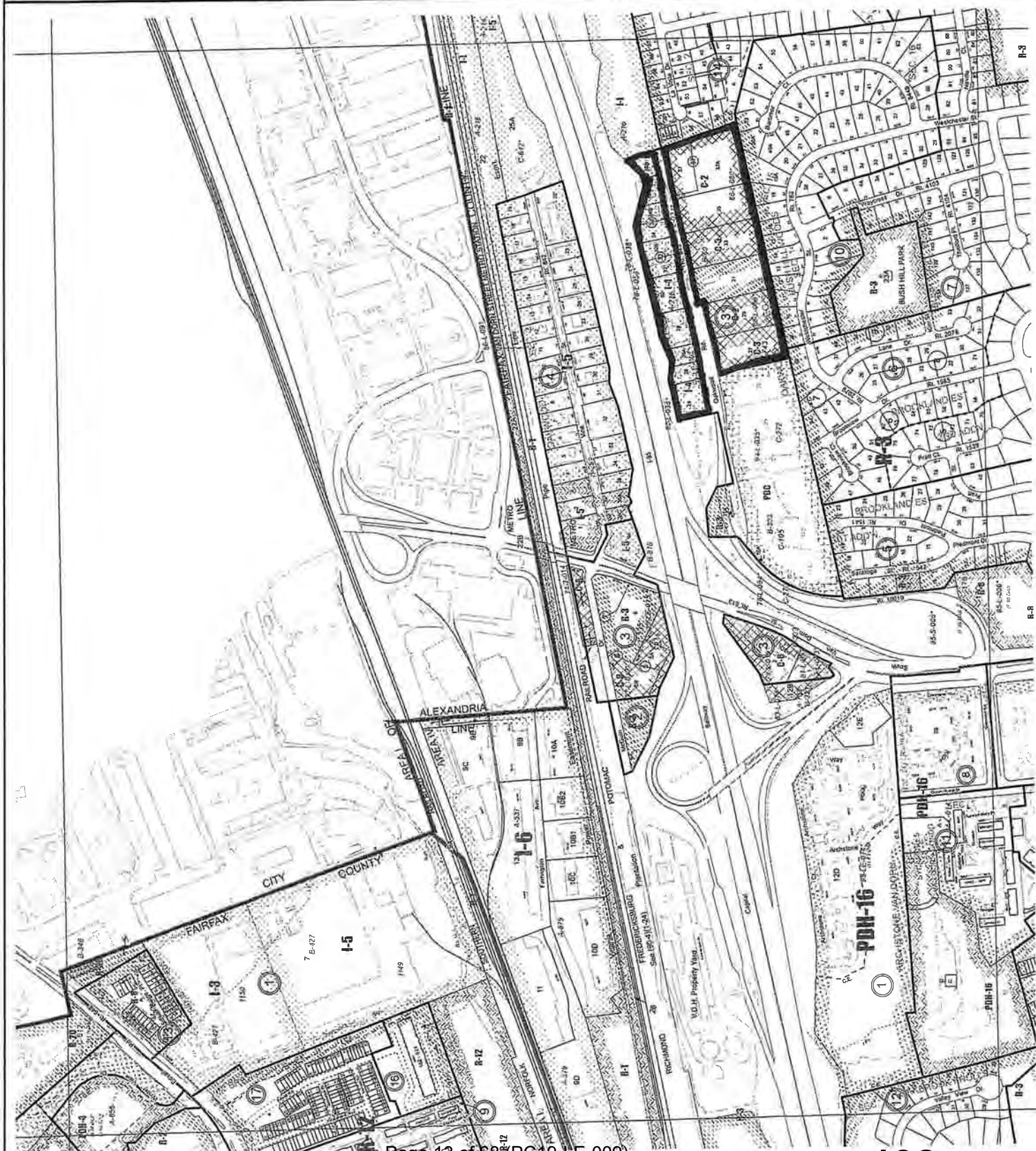
#### SHEET INDEX

PROPERTY MAP  
ZONING  
**81-2**

Revised to - 01 - 2020

STAFF  
Planning  
10000 Old Dominion Drive, Suite 117  
Fairfax, VA 22031  
Phone: (703) 246-1177  
Fax: (703) 246-1178  
Email: planning@fairfaxva.gov

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Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



February 21, 2020

**Via Certified Mail**

George C. Tsentas, TR  
Androulla G. Tsentas, TR  
4311 Mission Court  
Alexandria, Virginia 22310

Dear Property Owners:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: 5520 Oakwood Road  
Tax Map Number: 81-2 ((3)) 26  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 26 is shown on the Plan map as office and alternative uses and the Plan text recommends low intensity industrial or office use at the baseline with an option for a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, with residential as a possible component. I am proposing to amend the Plan text to permit a wider range of permitted uses and residential unit types without a specific phasing requirement up to a 1.0 FAR.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

Page 14 of 68 (PC19-LE-009)  
LOUDOUN 703 737 3637 • WOODBRIDGE 703 680 4664



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

Attachment

A0904048.DOCX / 1 Ltr to Oakwood One LLC (81-2 ((1)) 26) re: South County Site-Specific Plan Amendment Process - 2.19.2020 011291  
000002





© Fairfax County, Virginia 2020



Map Scale: 1" = 100 Feet  
Map Date: 01/01/2020  
Map Title: Zoning Map  
Map Author: Planning Department  
Map Review: Planning Commission  
Map Approval: Board of Supervisors  
Map Revision: 01/01/2020

### GENERAL NOTES

1. The zoning map is a legal document and should be read in conjunction with the zoning ordinance.

2. The zoning map is subject to change without notice.

3. The zoning map is not to be used as a basis for any claim of title or interest in land.

4. The zoning map is not to be used as a basis for any claim of damages or compensation.

5. The zoning map is not to be used as a basis for any claim of liability.

6. The zoning map is not to be used as a basis for any claim of insurance.

7. The zoning map is not to be used as a basis for any claim of loss.

8. The zoning map is not to be used as a basis for any claim of injury.

9. The zoning map is not to be used as a basis for any claim of death.

10. The zoning map is not to be used as a basis for any claim of disability.

11. The zoning map is not to be used as a basis for any claim of illness.

12. The zoning map is not to be used as a basis for any claim of mental distress.

13. The zoning map is not to be used as a basis for any claim of emotional distress.

14. The zoning map is not to be used as a basis for any claim of physical distress.

15. The zoning map is not to be used as a basis for any claim of financial distress.

16. The zoning map is not to be used as a basis for any claim of social distress.

17. The zoning map is not to be used as a basis for any claim of cultural distress.

18. The zoning map is not to be used as a basis for any claim of spiritual distress.

19. The zoning map is not to be used as a basis for any claim of religious distress.

20. The zoning map is not to be used as a basis for any claim of political distress.

21. The zoning map is not to be used as a basis for any claim of legal distress.

22. The zoning map is not to be used as a basis for any claim of medical distress.

23. The zoning map is not to be used as a basis for any claim of educational distress.

24. The zoning map is not to be used as a basis for any claim of employment distress.

25. The zoning map is not to be used as a basis for any claim of retirement distress.

26. The zoning map is not to be used as a basis for any claim of disability distress.

27. The zoning map is not to be used as a basis for any claim of death distress.

28. The zoning map is not to be used as a basis for any claim of illness distress.

29. The zoning map is not to be used as a basis for any claim of mental distress.

30. The zoning map is not to be used as a basis for any claim of emotional distress.

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81-5	81-6	81-7	81-8

### PROPERTY MAP ZONING 81-2

Revised to: 01 - 01 - 2020

Planning Department  
11000 Lee Highway, Suite 117  
Falls Church, Virginia 22040  
Tel: (703) 246-1117  
Fax: (703) 246-1118  
Email: planning@fairfaxva.gov

© THE COUNTY OF FAIRFAX





Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



February 21, 2020

**Via Certified Mail**

Chao Qui Wu  
Cui May Nie  
5516 Oakwood Road  
Alexandria, Virginia 22310

Dear Property Owners:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: 5516 Oakwood Road  
Tax Map Number: 81-2 ((3)) 26A  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 26A is shown on the Plan map as office and alternative uses and the Plan text recommends low intensity industrial or office use at the baseline with an option for a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, with residential as a possible component. I am proposing to amend the Plan text to permit a wider range of permitted uses and residential unit types without a specific phasing requirement up to a 1.0 FAR.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

Page 17 of 68 (PC19-LE-009)  
LOUDOUN 703 737 3635 • WOODBRIDGE 703 680 4664



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

Attachment

A0904050.DOCX / 1 Ltr to Oakwood One LLC (81-2 ((1)) 26A) re: South County Site-Specific Plan Amendment Process - 2.19.2020 011291  
000002





By Order of the Board of Supervisors



Map Scale: 1" = 100' (1:12,000)  
This map was prepared by the Fairfax County Department of Planning and Economic Development, Planning Division, in accordance with the Fairfax County Zoning Ordinance, Chapter 22-1, and the Fairfax County Comprehensive Zoning Ordinance, Chapter 22-2.

### GENERAL NOTES

1. The boundaries of the various jurisdictions shown on this map are for informational purposes only and do not constitute an official statement of jurisdiction. The boundaries of the various jurisdictions shown on this map are for informational purposes only and do not constitute an official statement of jurisdiction.



### ADMINISTRATIVE INDEX

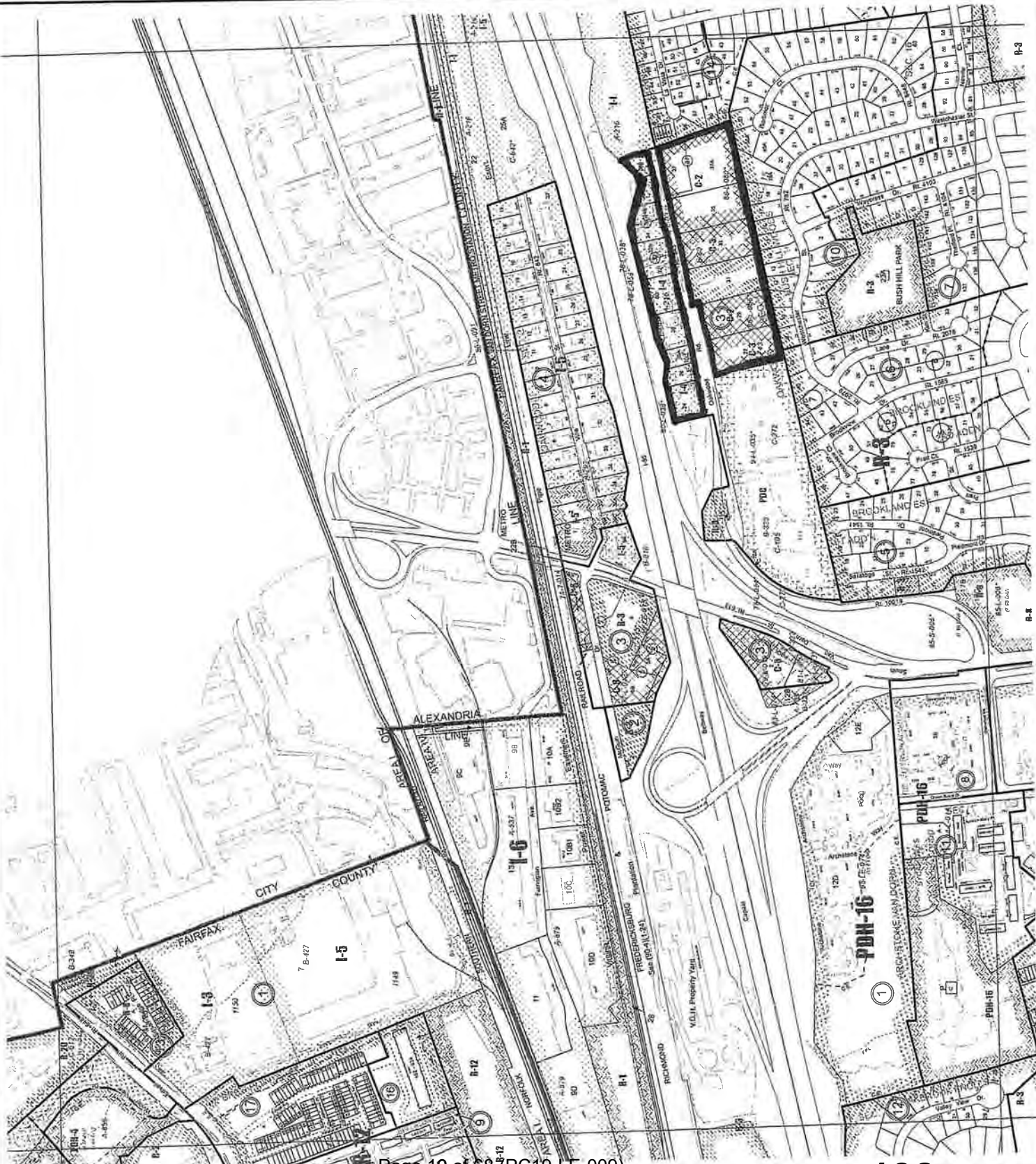
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### SHEET INDEX

PROPERTY MAP  
ZONING  
**81-2**

Revised to: 01 - 2020

UNOFFICIAL COPY OF THE ZONING MAP  
This map is an unofficial copy of the zoning map of the County of Fairfax, Virginia. It is not to be used for legal purposes. For legal purposes, please refer to the official zoning map of the County of Fairfax, Virginia.







Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)

**WALSH COLUCCI  
LUBELEY & WALSH PC**

February 21, 2020

**Via Certified Mail**

John Driggs, TR  
c/o Central Motor Company  
Attn: Oakwood Assoc.  
P.O. Box 39  
Springfield, Virginia 22150

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: 5519 Oakwood Road  
Tax Map Number: 81-2 ((3)) 27  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 27 is shown on the Plan map as office use and the Plan text recommends low intensity industrial or office use at the baseline with an option for a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, with residential as a possible component. I am proposing to amend the Plan text to permit a wider range of permitted uses and residential unit types without a specific phasing requirement up to a 1.0 FAR.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

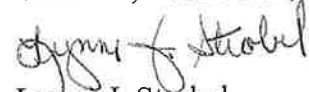
Page 20 of 68 (PC19-LE-009)  
LOUDOUN 703 737 3637 • WOODBRIDGE 703 680 4664



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

Attachment

A0904056.DOCX / 1 Ltr to Oakwood One LLC (81-2 ((1)) 27) re: South County Site-Specific Plan Amendment Process - 2.19.2020 011291  
000002





19. Adams, R. E. "The effect of temperature on the growth of *Escherichia coli* in a continuous culture." *Journal of Bacteriology* 64: 1-10 (1952).

## GENERAL NOTES

There is a real danger that the 1994 Convention will be a mere re-statement of the existing law, without any real attempt to improve the law of international arbitration. The Convention will be a failure if it does not provide a new framework for the law of international arbitration. The Convention will be a failure if it does not provide a new framework for the law of international arbitration.



## ADMINISTRATIVE INDEX

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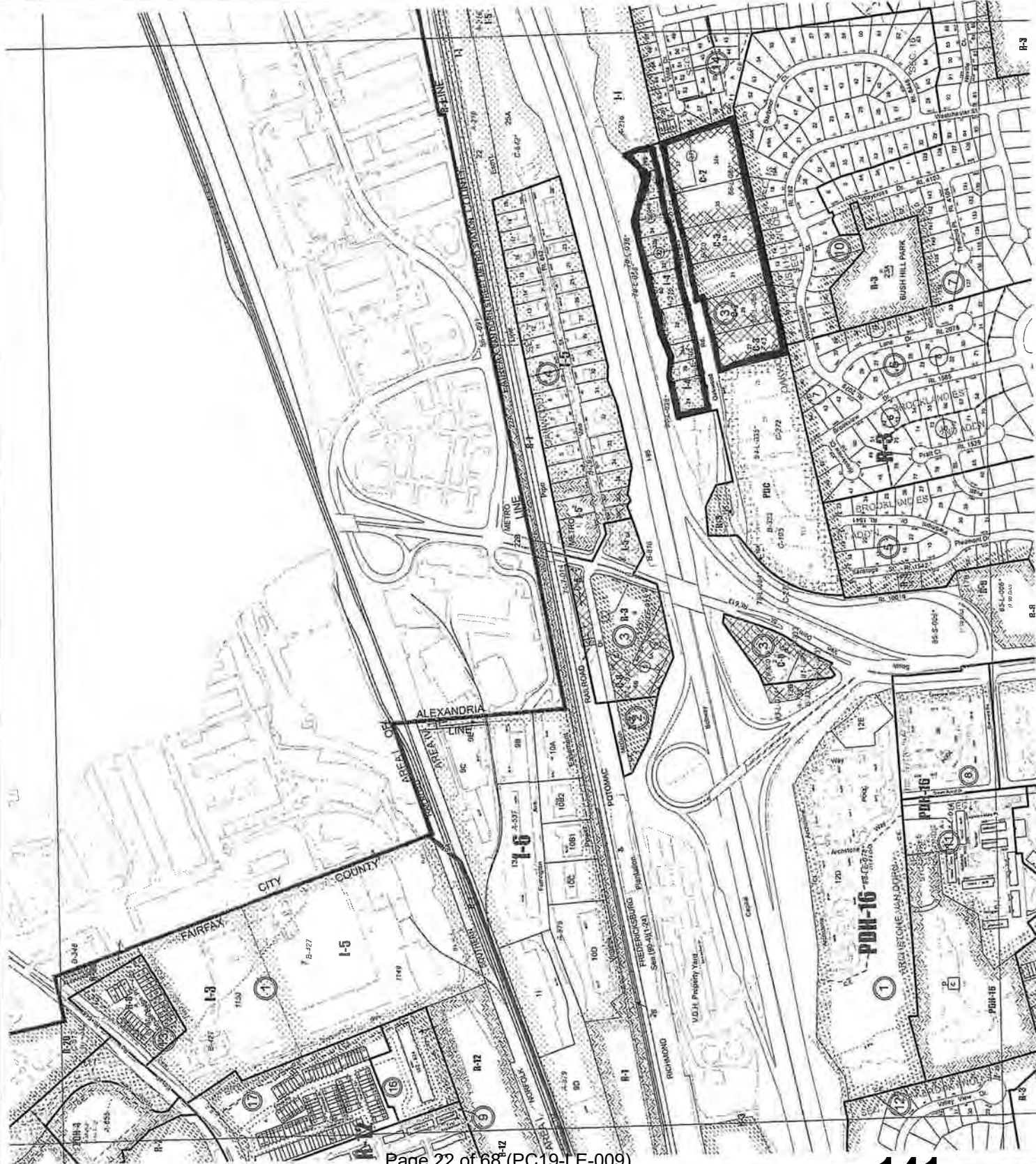
## SHEET INDEX

PROPERTY MAP  
ZONING  
81-2

Revised to : 01 - 01 - 2020

**Freight:**  
DEPARTMENT OF INFORMATION TECHNOLOGY  
GIS and Mapping Services Branch  
12000 Gustafson Circle, Yellowknife, N6T 1Y9  
P.O. Box 1000, Victoria, BC V8S 4A2  
(250) 254-3712  
FAX: (250) 254-3923  
E-mail: [gis.independent@ec.gc.ca](mailto:gis.independent@ec.gc.ca)

value calculated for the case of





Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



**WALSH COLUCCI  
LUBELEY & WALSH PC**

February 21, 2020

**Via Certified Mail**

Oakwood Garden Enterprises LLC  
6656 Avignon Boulevard  
Falls Church, Virginia 22043

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: 5512 Oakwood Road  
Tax Map Number: 81-2 ((3)) 28  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 28 is shown on the Plan map as office and alternative uses and the Plan text recommends low intensity industrial or office use at the baseline with an option for a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, with residential as a possible component. I am proposing to amend the Plan text to permit a wider range of permitted uses and residential unit types without a specific phasing requirement up to a 1.0 FAR.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

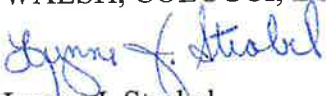
Page 23 of 68 (PC19-LE-009)  
LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

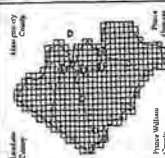
Attachment

A0904060.DOCX / 1 Ltr to Oakwood One LLC (81-2 ((1)) 28) re: South County Site-Specific Plan Amendment Process - 2.19.2020 011291  
000002





### GENERAL NOTES

[illegible]

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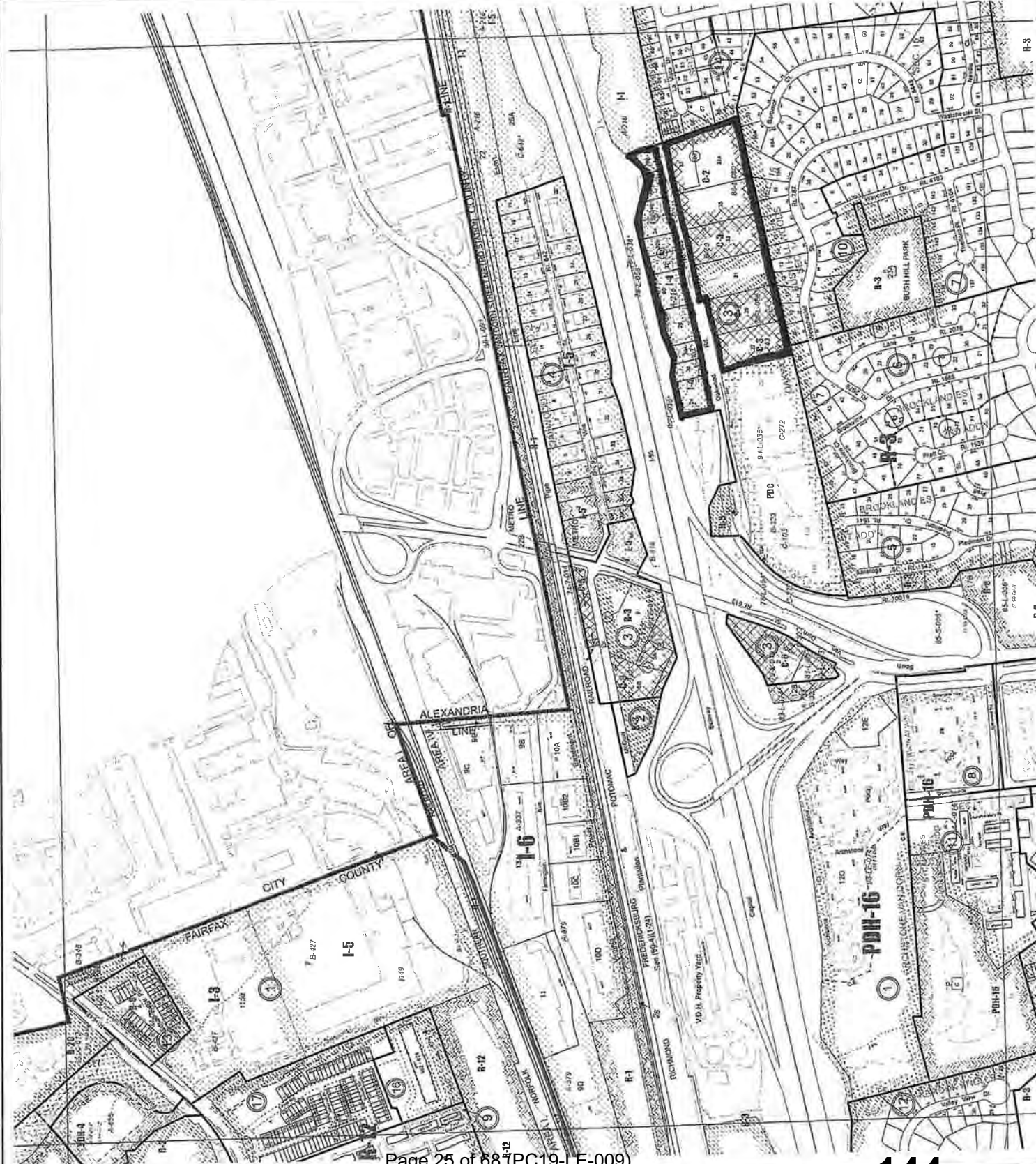
## SHEET INDEX

PROPERTY MAP  
ZONING  
81-2

Revised to : 01 - 01 - 2020

Prepared by:  
SOCIETY OF AMERICAN ARCHIVISTS  
GPO and by the National Archives  
1000 Government Center, Paper 1, Room 110  
Foster, Virginia 22061-0008  
(703) 834-2716  
FAX (703) 834-6881  
E-mail: gpo.budget@nara.gov

THE UNIVERSITY OF ALABAMA





Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



February 21, 2020

**Via Certified Mail**

John Driggs, TR  
c/o Central Motor Company  
Attn: Oakwood Assoc.  
P.O. Box 39  
Springfield, Virginia 22150

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: 5511 Oakwood Road  
Tax Map Number: 81-2 ((3)) 29  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 29 is shown on the Plan map as office use and the Plan text recommends low intensity industrial or office use at the baseline with an option for a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, with residential as a possible component. I am proposing to amend the Plan text to permit a wider range of permitted uses and residential unit types without a specific phasing requirement up to a 1.0 FAR.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

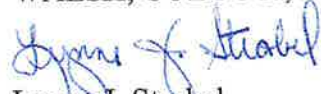
Page 26 of 68 (PC19-LE-009)  
LOUDBON 703 737 3635 • WOODBRIDGE 703 680 4664



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



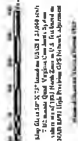
Lynne J. Strobel

LJS:kae

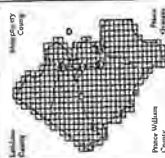
Attachment

A0904063.DOCX / 1 Ltr to Oakwood One LLC (81-2 ((1)) 29) re: South County Site-Specific Plan Amendment Process - 2.19.2020 011291  
000002





## GENERAL NOTES

[illegible]

## ADMINISTRATIVE INDEX

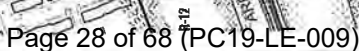
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**PROPERTY MAP**  
**ZONING**  
**81-2**

Revised to : 01 - 01 - 2020

**Prepared by:**  
**DEPARTMENT OF INFORMATION TECHNOLOGY**  
 GIS and Mapping Services Branch  
 14000 Glenview Court, P.O. Box 117  
 Fairfax, Virginia 22031-0117  
 (703) 524-3711  
 FAX (703) 221-3913  
 E-mail: [gisinfo@faa.gov](mailto:gisinfo@faa.gov)

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Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



February 21, 2020

**Via Certified Mail**

Oakwood Garden Enterprises LLC  
6656 Avignon Boulevard  
Falls Church, Virginia 22043

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: 5504 Oakwood Road  
Tax Map Number: 81-2 ((3)) 30  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 30 is shown on the Plan map as office and alternative uses and the Plan text recommends low intensity industrial or office use at the baseline with an option for a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, with residential as a possible component. I am proposing to amend the Plan text to permit a wider range of permitted uses and residential unit types without a specific phasing requirement up to a 1.0 FAR.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

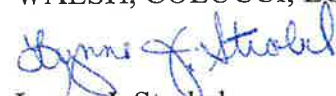
Page 29 of 68 (PC19-LE-009)  
LOUDOUN 703 737 3635 • WOODBRIDGE 703 680 4664



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

Attachment

A0904064.DOCX / 1 Ltr to Oakwood One LLC (81-2 ((1)) 30) re: South County Site-Specific Plan Amendment Process - 2.19.2020 011291  
000002





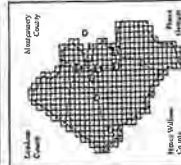
City of Alexandria, Virginia



Scale: 1" = 100'  
1" = 100'  
1" = 100'

### GENERAL NOTES

1. The City of Alexandria, Virginia, is a member of the Metropolitan Washington Council of Governments (MCOG). The MCOG is a regional organization that provides a variety of services to its member jurisdictions, including the City of Alexandria. The MCOG is responsible for the development and implementation of the Metropolitan Washington Regional Growth Management Plan (RGP). The RGP is a comprehensive plan that guides the development and growth of the Metropolitan Washington region. The RGP is based on the principles of sustainable development, which seeks to balance economic, social, and environmental concerns. The RGP is a living document that is updated regularly to reflect changes in the region. The City of Alexandria is committed to the principles of sustainable development and is working to implement the RGP in its own jurisdiction. The City is working to create a more sustainable future for the City of Alexandria by promoting sustainable development and growth. The City is working to create a more sustainable future for the City of Alexandria by promoting sustainable development and growth.



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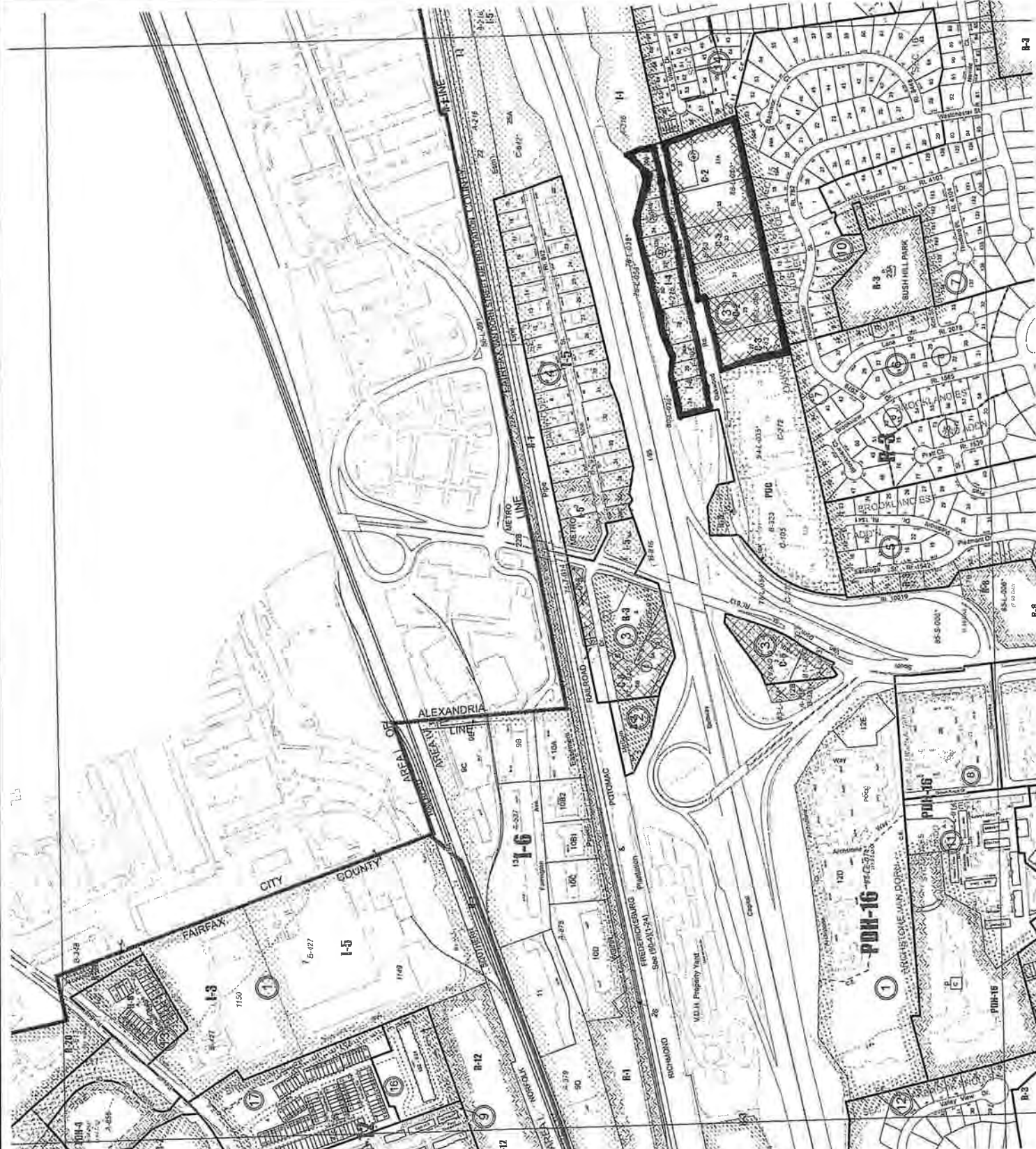
### SHEET INDEX

PROPERTY MAP  
ZONING  
81-2

Revised to: 01 - 01 - 2020

City of Alexandria, Virginia  
Department of Planning and Economic Development  
Planning Division  
1000 North Washington Street, Suite 110  
Alexandria, Virginia 22304-4400  
Phone: (703) 462-1100  
Fax: (703) 462-1101  
Email: planning@alexandriava.gov

Page 31 of 68





Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



February 21, 2020

**Via Certified Mail**

Chao Q. Wu  
Cui M. Nie  
5505 Oakwood Road  
Alexandria, Virginia 22310

Dear Property Owners:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: 5505 Oakwood Road  
Tax Map Number: 81-2 ((3)) 31  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 31 is shown on the Plan map as office use and the Plan text recommends low intensity industrial or office use at the baseline with an option for a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, with residential as a possible component. I am proposing to amend the Plan text to permit a wider range of permitted uses and residential unit types without a specific phasing requirement up to a 1.0 FAR.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

ATTORNEYS AT LAW

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2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

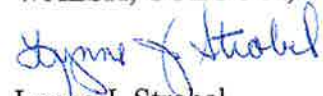
Page 32 of 68 (PC19-LE-009)  
LOUDOUN 703 757 3635 • WOODBRIDGE 703 680 4664



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

Attachment

A0904065.DOCX / 1 Ltr to Oakwood One LLC (81-2 ((1)) 31) re: South County Site-Specific Plan Amendment Process - 2.19.2020 011291  
000002

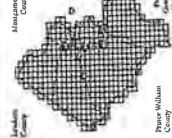




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### GENERAL NOTES

**THE FIVE**  
**THE FIVE**  
 The five...  
 The five...  
 The five...  
 The five...  
 The five...



ADMINISTRATIVE INDEX

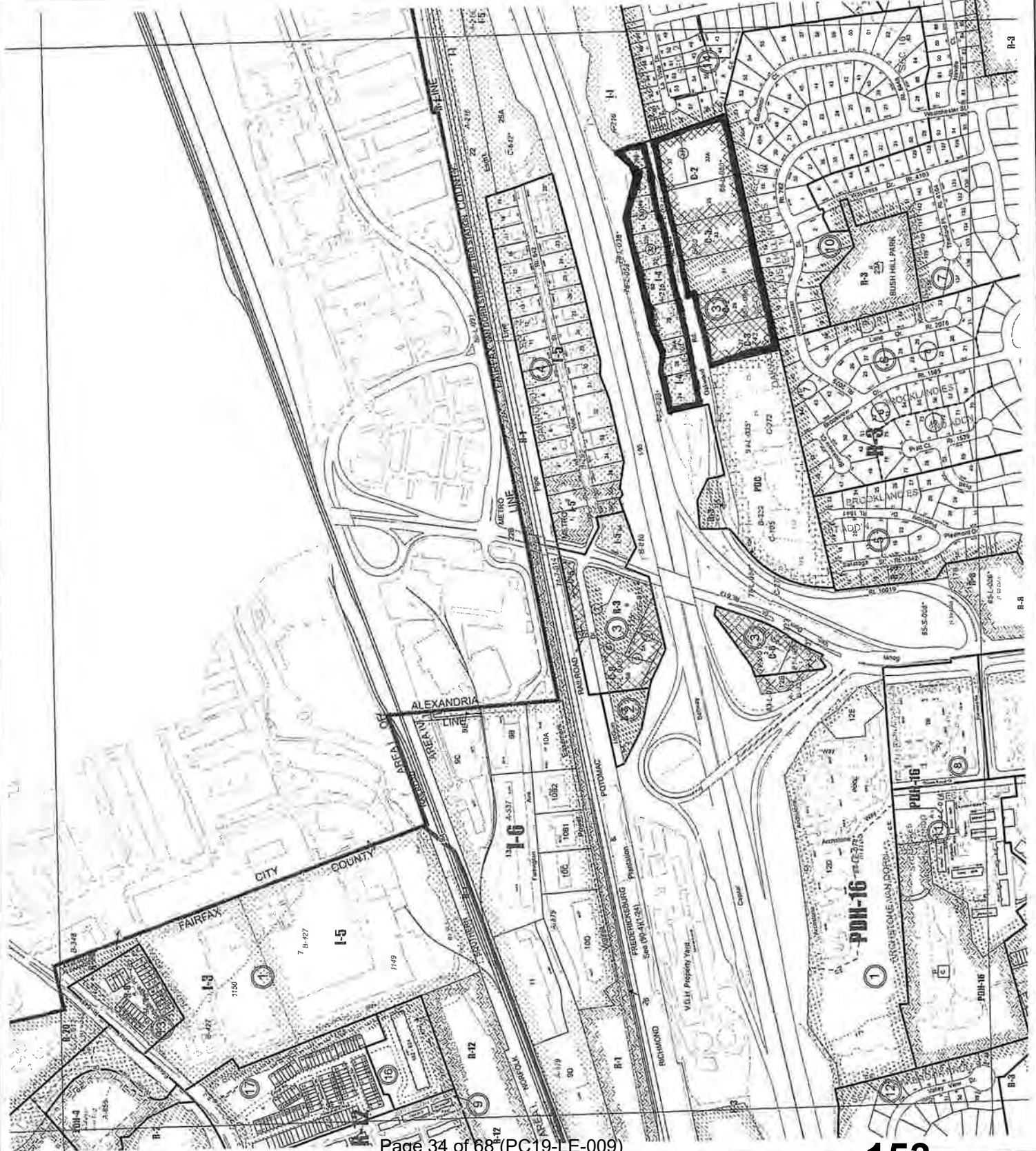
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## NOTES

PROPERTY MAP  
ZONING  
81-2

Revised to : 01 - 01 - 2020

DEPARTMENT OF INFORMATION TECHNOLOGY  
GIS and Mapping Services Branch  
1,000 Government Center Parkway, Suite 117  
Falls Church, Virginia 22055-4610  
(703) 221-2712  
FAX (703) 221-1913  
E-mail: gisinfo@arcsworld.com





Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



**WALSH COLUCCI  
LUBELEY & WALSH PC**

February 21, 2020

**Via Certified Mail**

Kenneth Frederick Allwine, TR  
Marcia Sheryl Allwine TR  
P.O. Box 15  
Ninde, Virginia 22526

Dear Property Owners:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: 5420 Oakwood Road  
Tax Map Number: 81-2 ((3)) 32  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 32 is shown on the Plan map as office and alternative uses and the Plan text recommends low intensity industrial or office use at the baseline with an option for a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, with residential as a possible component. I am proposing to amend the Plan text to permit a wider range of permitted uses and residential unit types without a specific phasing requirement up to a 1.0 FAR.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

Page 35 of 68 (PC19-LE-009)  
LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

Attachment

A0904093.DOCX / 1 Ltr to Oakwood One LLC (81-2 ((1)) 32) re: South County Site-Specific Plan Amendment Process - 2.19.2020 011291  
000002





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*Received October 9, 1987; accepted February 10, 1988.*

## GENERAL NOTES

1

**Symptoms** usually last about two weeks.



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1000

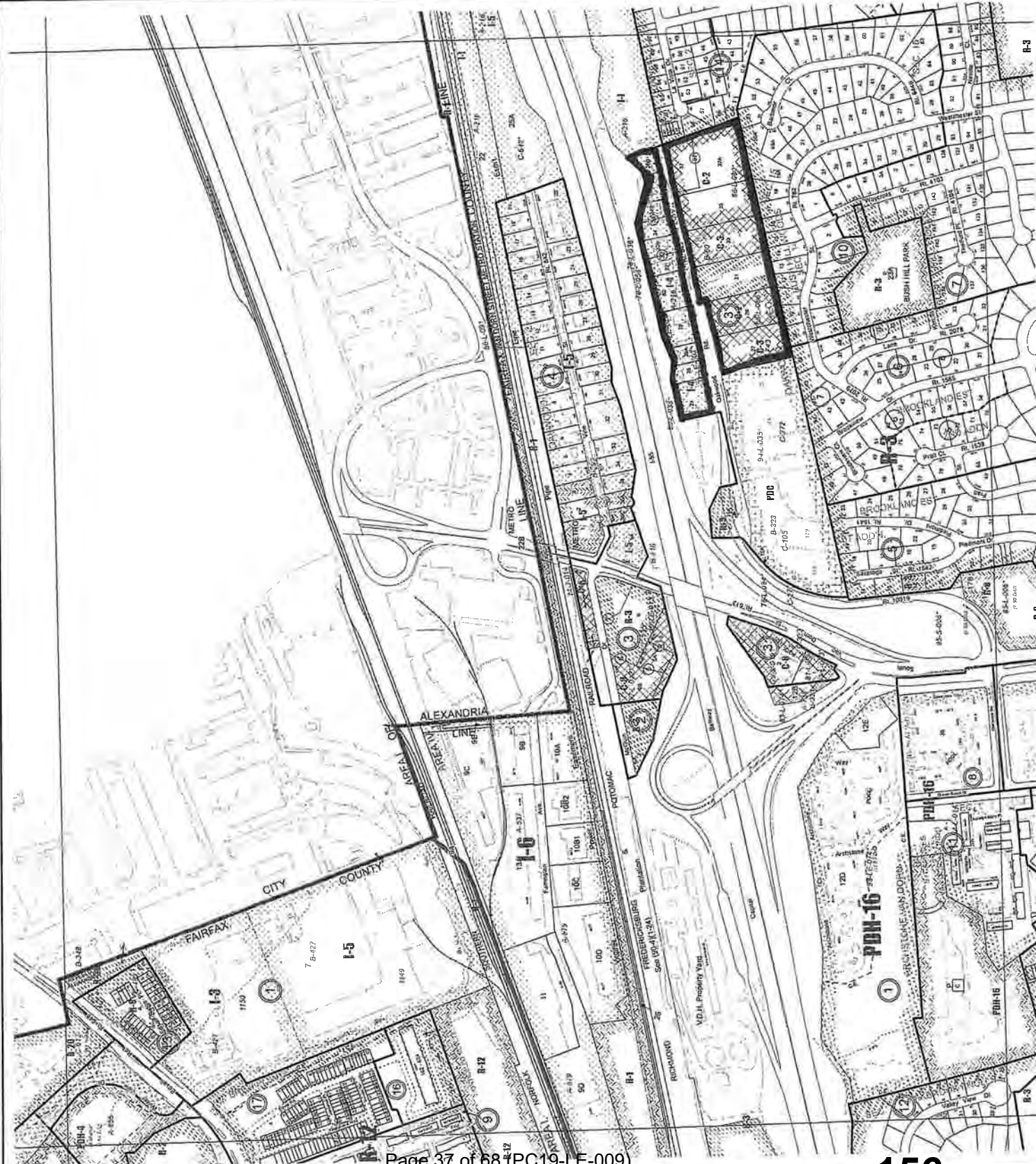
PROPERTY MAP  
ZONING  
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Revised to : 01 - 01 - 2020

**Proprietary:**

DEPARTMENT OF INFORMATION TECHNOLOGY  
GIS and Mapping Services Branch  
13000 Oronoque Centre Parkway, Suite 117  
Purcell, Virginia 22131-2110  
(703) 224-3111  
FAX (703) 224-1917  
E-mail: [gis.infol@off.maryland.gov](mailto:gis.infol@off.maryland.gov)

COMMUNITY & JOURNAL





Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



**WALSH COLUCCI**

**LUBELEY & WALSH PC**

February 21, 2020

**Via Certified Mail**

Property Owner  
6656 Avignon Boulevard  
Falls Church, Virginia 22043

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: 5416 Oakwood Road  
Tax Map Number: 81-2 ((3)) 32B  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 32B is shown on the Plan map as office and alternative uses and the Plan text recommends low intensity industrial or office use at the baseline with an option for a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, with residential as a possible component. I am proposing to amend the Plan text to permit a wider range of permitted uses and residential unit types without a specific phasing requirement up to a 1.0 FAR.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

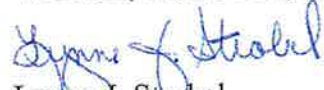
Page 38 of 68 (PC19-LE-009)  
LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

Attachment

A0904094.DOCX / 1 Ltr to Oakwood One LLC (81-2 ((1)) 32B) re: South County Site-Specific Plan Amendment Process - 2.19.2020 011291  
000002







Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



**WALSH COLUCCI  
LUBELEY & WALSH PC**

February 21, 2020

**Via Certified Mail**

Oakwood Road Limited Partnership  
c/o J D Snow  
8895 McNair Drive  
Alexandria, Virginia 22309

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: 5419 Oakwood Road  
Tax Map Number: 81-2 ((3)) 33  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 33 is shown on the Plan map as office use and the Plan text recommends low intensity industrial or office use at the baseline with an option for a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, with residential as a possible component. I am proposing to amend the Plan text to permit a wider range of permitted uses and residential unit types without a specific phasing requirement up to a 1.0 FAR.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
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LOUDOUN 703 737 3635 • WOODBRIDGE 703 680 4664



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

Attachment

A0904096.DOCX / 1 Ltr to Oakwood One LLC (81-2 ((1)) 33) re: South County Site-Specific Plan Amendment Process - 2.19.2020 011291  
000002







Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



**WALSH COLUCCI  
LUBELEY & WALSH PC**

February 21, 2020

**Via Certified Mail**

Chao Q. Wu  
Cui M. Nie  
6656 Avignon Boulevard  
Falls Church, Virginia 22043

Dear Property Owners:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: 5412 Oakwood Road  
Tax Map Number: 81-2 ((3)) 34  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 34 is shown on the Plan map as office and alternative uses and the Plan text recommends low intensity industrial or office use at the baseline with an option for a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, with residential as a possible component. I am proposing to amend the Plan text to permit a wider range of permitted uses and residential unit types without a specific phasing requirement up to a 1.0 FAR.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

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LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

Attachment

A0904097.DOCX / 1 Ltr to Oakwood One LLC (81-2 ((1)) 34) re: South County Site-Specific Plan Amendment Process - 2.19.2020 011291  
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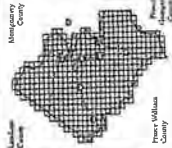




## GENERAL NOTES

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1



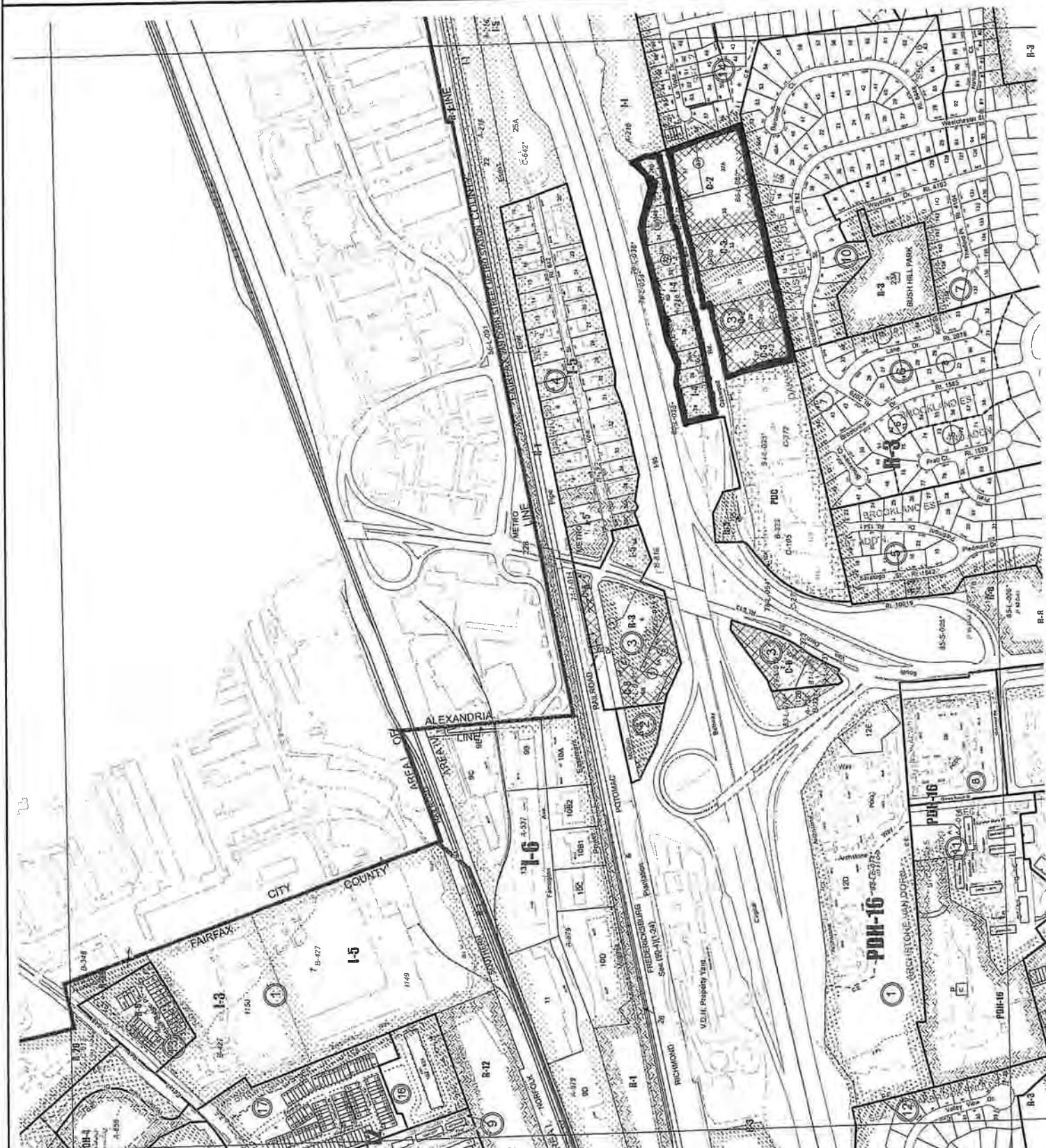
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2000

PROPERTY MAP  
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Revised to : 01 - 01 - 2020

**Permaglyc**  
DEPARTMENT OF INFORMATION TECHNOLOGY  
GIS and Mapping Services Branch  
11000 Government Corner Parkway, Suite 117  
Fridley, Virginia 22031-5610  
(703) 514-4714  
FAX (703) 524-1937  
E-mail: [gisdept@delaware.gov](mailto:gisdept@delaware.gov)





Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



**WALSH COLUCCI  
LUBELEY & WALSH PC**

February 21, 2020

**Via Certified Mail**

Chao Qiu Wu  
Cui May Nie  
6656 Avignon Boulevard  
Falls Church, Virginia 22043

Dear Property Owners:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: 5408 Oakwood Road  
Tax Map Number: 81-2 ((3)) 34B  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 34B is shown on the Plan map as office and alternative uses and the Plan text recommends low intensity industrial or office use at the baseline with an option for a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, with residential as a possible component. I am proposing to amend the Plan text to permit a wider range of permitted uses and residential unit types without a specific phasing requirement up to a 1.0 FAR.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

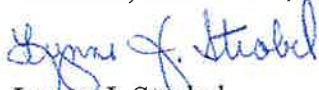
Page 47 of 68 (PC19-LE-009)  
LOUDOUN 703 737 3635 • WOODBRIDGE 703 680 4664



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

Attachment

A0904099.DOCX / 1 Ltr to Oakwood One LLC (81-2 ((1)) 34B) re: South County Site-Specific Plan Amendment Process - 2.19.2020 011291  
000002





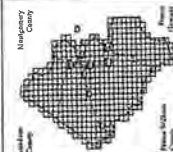
A Historic Landmark, Registered Professional



Map of the City of Alexandria, Virginia, showing the location of the property being mapped. The map is a detailed street map of the city, with the property being mapped highlighted in red. The map is oriented with North at the top.

### GENERAL NOTES

1. The map is a detailed street map of the city, showing the location of the property being mapped. The map is oriented with North at the top.



### ADMINISTRATIVE INDEX

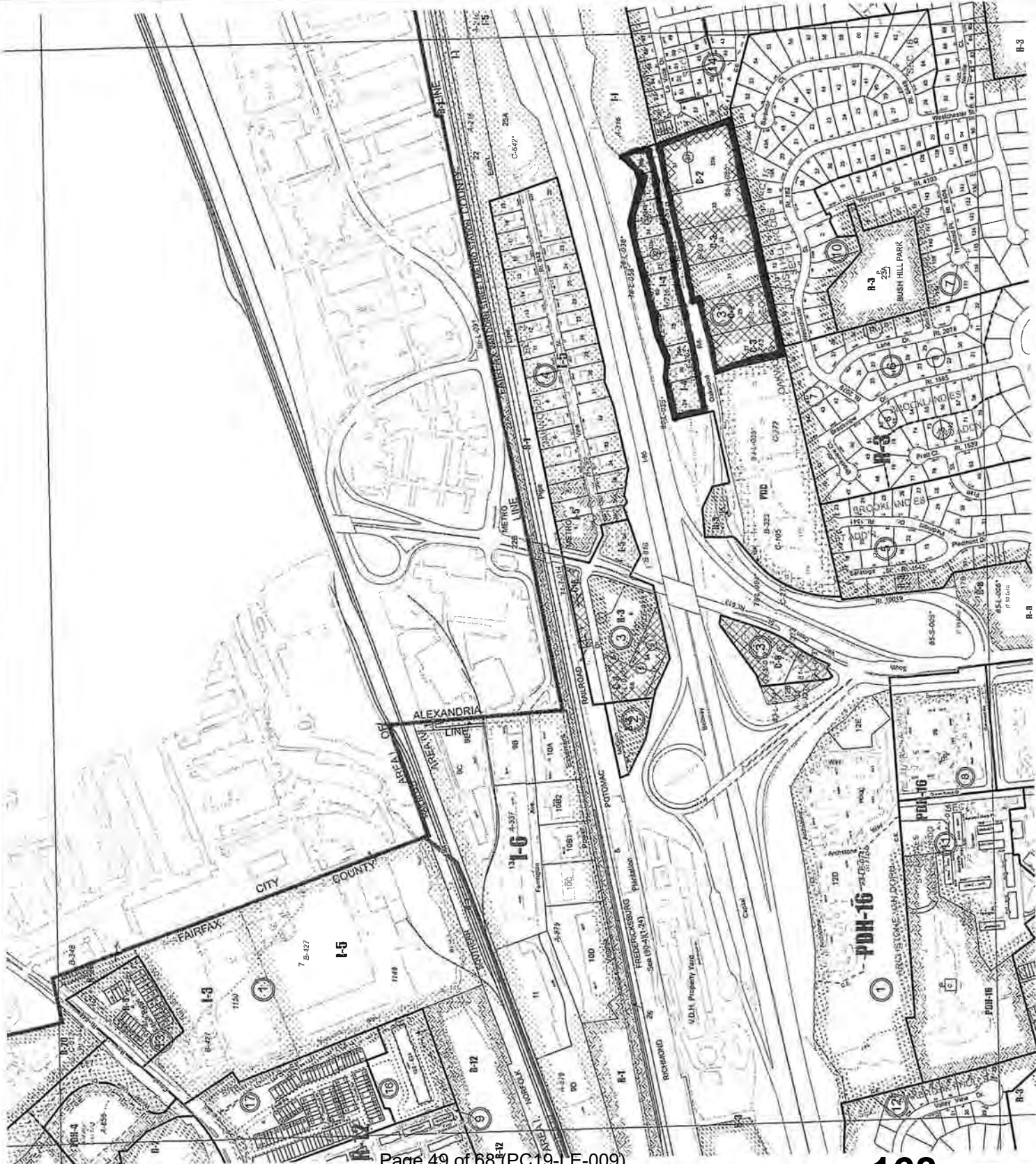
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PROPERTY MAP  
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81-2

Revised to: 01 - 01 - 2020

DESIGNED BY: [Name]  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]  
DATE: 01/01/2020





Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



February 21, 2020

**Via Certified Mail**

John Driggs, TR  
c/o Central Motor Company  
Attn: Oakwood Assoc.  
P.O. Box 39  
Springfield, Virginia 22150

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: 5411 Oakwood Road  
Tax Map Number: 81-2 ((3)) 35  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 35 is shown on the Plan map as office use and the Plan text recommends low intensity industrial or office use at the baseline with an option for a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, with residential as a possible component. I am proposing to amend the Plan text to permit a wider range of permitted uses and residential unit types without a specific phasing requirement up to a 1.0 FAR.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

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LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

Attachment

A0904100.DOCX / 1 Ltr to Oakwood One LLC (81-2 ((1)) 35) re: South County Site-Specific Plan Amendment Process - 2.19.2020 011291  
000002





A. E. H. & S. Inc., Fairfax, Virginia

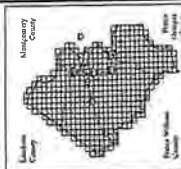


Scale: 1" = 100' (Horizontal)  
1" = 100' (Vertical)  
This map is a reproduction of the original map as filed with the County of Fairfax, Virginia, on 10/10/2019. The original map was filed with the County of Fairfax, Virginia, on 10/10/2019. The original map was filed with the County of Fairfax, Virginia, on 10/10/2019.

GENERAL NOTES

1. This map is a reproduction of the original map as filed with the County of Fairfax, Virginia, on 10/10/2019. The original map was filed with the County of Fairfax, Virginia, on 10/10/2019. The original map was filed with the County of Fairfax, Virginia, on 10/10/2019.

2. This map is a reproduction of the original map as filed with the County of Fairfax, Virginia, on 10/10/2019. The original map was filed with the County of Fairfax, Virginia, on 10/10/2019. The original map was filed with the County of Fairfax, Virginia, on 10/10/2019.



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81-1	81-2	82-3
81-3	81-4	82-3

SHEET INDEX

PROPERTY MAP  
ZONING  
81-2

Revised to: 01 - 01 - 2020

THIS MAP IS A REPRODUCTION OF THE ORIGINAL MAP AS FILED WITH THE COUNTY OF FAIRFAX, VIRGINIA, ON 10/10/2019. THE ORIGINAL MAP WAS FILED WITH THE COUNTY OF FAIRFAX, VIRGINIA, ON 10/10/2019. THE ORIGINAL MAP WAS FILED WITH THE COUNTY OF FAIRFAX, VIRGINIA, ON 10/10/2019.

© THE COUNTY OF FAIRFAX





Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



**WALSH COLUCCI  
LUBELEY & WALSH PC**

February 21, 2020

**Via Certified Mail**

Oakwood Road Assoc LLC  
5404 Oakwood Road  
Alexandria, Virginia 22310

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: 5404 Oakwood Road  
Tax Map Number: 81-2 ((3)) 36A  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 36A is shown on the Plan map as office alternative uses and the Plan text recommends low intensity industrial or office use at the baseline with an option for a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, with residential as a possible component. I am proposing to amend the Plan text to permit a wider range of permitted uses and residential unit types without a specific phasing requirement up to a 1.0 FAR.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

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LOUDOUN 703 737 3635 • WOODBRIDGE 703 680 4664



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

Attachment

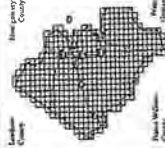
A0904102.DOCX / 1 Ltr to Oakwood One LLC (81-2 ((1)) 36A) re: South County Site-Specific Plan Amendment Process - 2.19.2020 011291  
000002





Many thanks to Dr R. J. W. Howard for his kind and helpful comments.  
This work was supported by the Science and Technology Research Council.  
Received 15 May 1984; accepted 15 June 1984.

## GENERAL NOTES

[illegible]

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	81-3	81-4	82-3

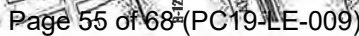
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PROPERTY MAP  
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81-2

Revised 10 : 01 - 01 - 2020

DEPARTMENT OF INFORMATION TECHNOLOGY  
GIS and Mapping Services Branch  
11000 Government Centre Parkway, Suite 112  
Falls Church, Virginia 22040-9000  
(703) 324-2713  
FAX (703) 324-1953  
Email: [gis@dpi.state.virginia.gov](mailto:gis@dpi.state.virginia.gov)

**ANALYSIS OF THE DATA**





Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



February 21, 2020

**Via Certified Mail**

Gregory M. Foster  
7531 Lindberg Drive  
Alexandria, Virginia 22306

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: 5400 Oakwood Road  
Tax Map Number: 81-2 ((3)) 36B  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 36B is shown on the Plan map as office alternative uses and the Plan text recommends low intensity industrial or office use at the baseline with an option for a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, with residential as a possible component. I am proposing to amend the Plan text to permit a wider range of permitted uses and residential unit types without a specific phasing requirement up to a 1.0 FAR.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

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LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

Attachment

A0904103.DOCX / 1 Ltr to Oakwood One LLC (81-2 ((1)) 36B) re: South County Site-Specific Plan Amendment Process - 2.19.2020 011291  
000002







Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



February 21, 2020

**Via Certified Mail**

John Driggs, TR  
c/o Central Motor Company  
Attn: Oakwood Assoc.  
P.O. Box 39  
Springfield, Virginia 22150

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: 5403 Oakwood Road  
Tax Map Number: 81-2 ((3)) 37  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 37 is shown on the Plan map as office use and the Plan text recommends low intensity industrial or office use at the baseline with an option for a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, with residential as a possible component. I am proposing to amend the Plan text to permit a wider range of permitted uses and residential unit types without a specific phasing requirement up to a 1.0 FAR.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

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LOUDOUN 703 737 3635 • WOODBRIDGE 703 680 4664



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



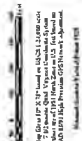
Lynne J. Strobel

LJS:kae

Attachment

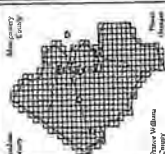
A0904104.DOCX / 1 Ltr to Oakwood One LLC (81-2 ((1)) 37) re: South County Site-Specific Plan Amendment Process - 2.19.2020 011291  
000002





### GENERAL NOTES

the authors' knowledge, this is the first study to show that the prevalence of *Chlamydia* is higher in the general population of a large city in China than in the general population of a large city in the United States. The authors suggest that the higher prevalence of *Chlamydia* in the Chinese population may be due to the higher prevalence of *Chlamydia* in the Chinese population, and the higher prevalence of *Chlamydia* in the Chinese population may be due to the higher prevalence of *Chlamydia* in the Chinese population.



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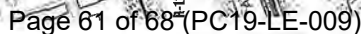
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ZONING  
81-2

Revised to : 01 - 01 - 2020

**DEPARTMENT OF INFORMATION TECHNOLOGY**  
**GIS and Mapping Services Branch**  
 11000 Government Centre Parkway, Suite 117  
 Fairfax, Virginia 22035-6610  
 (980) 254-2714  
 FAX (703) 224-1913  
 Email: gis@info@doit.virginia.gov

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Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



**WALSH COLUCCI  
LUBELEY & WALSH PC**

February 21, 2020

**Via Certified Mail**

John Driggs, TR  
c/o Central Motor Company  
Attn: Oakwood Assoc.  
P.O. Box 39  
Springfield, Virginia 22150

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: 5403 Oakwood Road  
Tax Map Number: 81-2 ((3)) 37A  
Supervisor District: Lee

The current Comprehensive Plan designation for Parcel 37A is shown on the Plan map as office use and the Plan text recommends low intensity industrial or office use at the baseline with an option for a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, with residential as a possible component. I am proposing to amend the Plan text to permit a wider range of permitted uses and residential unit types without a specific phasing requirement up to a 1.0 FAR.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
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LOUDOUN 703 757 3615 • WOODBRIDGE 703 680 4664



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

Attachment

A0904106.DOCX / 1 Ltr to Oakwood One LLC (81-2 ((1)) 37A) re: South County Site-Specific Plan Amendment Process - 2.19.2020 011291  
000002

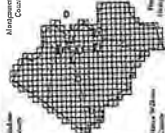




Maple Glade 130° X 23° based on USGS 1:250,000 scale  
7/02 minute Quad. Very high Cambrian fly ash  
colours are of 1928 North Zone in U.S. first based on  
NABIP 1993 High Precision GPS Network adjustment

## GENERAL NOTES

100

[illegible]

## ADMINISTRATIVE INDEX

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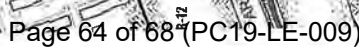
## SHEET INDEX

PROPERTY MAP  
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Revised to : 01 - 01 - 2020

DEPARTMENT OF INFORMATION TECHNOLOGY  
CIS and Shipping Services Branch  
12060 Queenwood Court, Parkway, Suite 117  
Falls Church, Virginia 22045-2610  
(703) 254-2712  
FAX: (703) 254-1937  
E-mail: gls\_shipping@icf.com

Journal of Management Education 35(1)





**Land Unit C**

The area located west of South Van Dorn Street, which is bounded by the I-95/I-495/South Van Dorn Street interchange on the south and west and by I-95/I-495 on the north, is planned and developed for hotel use. There should be only one point of access for the entire area.



**Land Unit D**

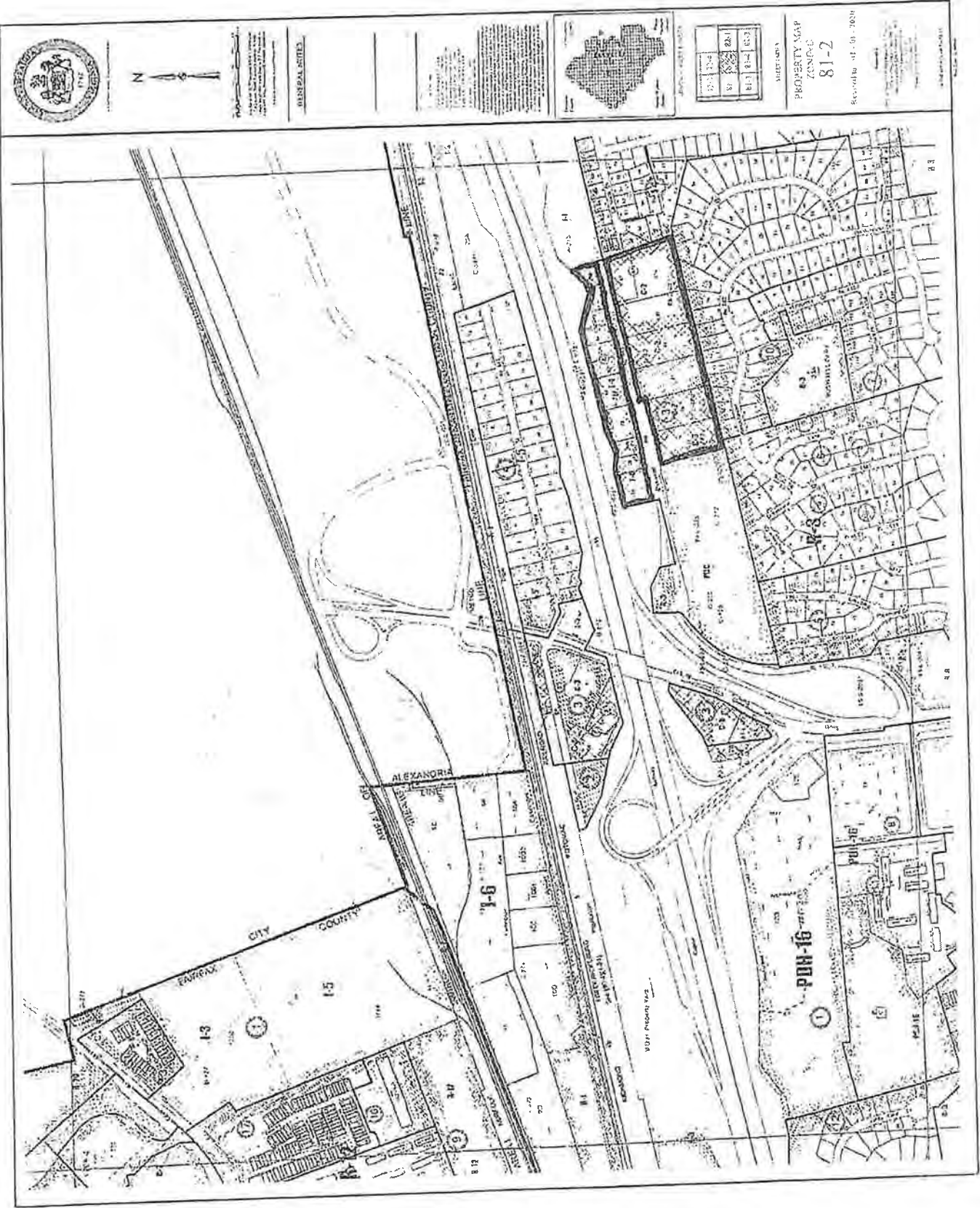
Traffic capacity in Land Unit D is limited, thus constraining the extent and character of development until suitable road improvements are made. Until this limitation is resolved, parcels in this land unit should continue in their current uses. Infill development of low intensity industrial or office uses up to .25 FAR on the north side of Oakwood Road, and office use up to .50 FAR on the south side is planned.

Contingent upon provision of adequate roadway and transit access and (dependent primarily on non-automobile forms of transportation), a mix of office/hotel/retail uses at overall intensities up to 1.0 FAR, consistent with the guidelines for Transit Station Areas in the Concept for Future Development, may be considered for this land unit. Residential development may be considered as a component of mixed-use development, subject to adequate noise mitigation. The design concepts outlined above should be incorporated into development of the land unit, and the following conditions are met:

- It is important that mixed-use projects that include residential use be phased to ensure development of both the residential and nonresidential components occurs. This phasing requires that the residential and nonresidential components be developed at the same time or that a substantial portion of the nonresidential development be in place prior to residential development.
- Development promotes transit utilization in the land unit through design and Transportation Demand Management (TDM) techniques. A transportation study demonstrating that access and road capacity are adequate to support office or mixed-use development at an acceptable level of service must be provided in conjunction with implementation of enforceable TDM measures based on demonstrated success in other areas should be encouraged;
- Substantial parcel consolidation of the land unit is achieved, especially of the small parcels with terrain variations in the eastern portion of the land unit;
- Development provides high quality site and architectural design, landscaping, and development amenities with a strong pedestrian focus. Amenities including usable open space in the form of urban plazas with benches and other outdoor furniture are encouraged;
- Screening and buffering to protect nearby residential areas to the south is provided;
- Building heights taper down toward adjacent lower density residential areas and form a compatible transition; and
- Attenuation measures to reduce noise impacts from I-95/I-495 traffic and other sources are provided.



5. Map of Subject Property





## 6. Justification

This nomination is submitted on eighteen parcels totaling approximately 18.53 acres, and located on both sides of Oakwood Road in proximity to the Van Dorn Metro Station. The parcels are identified among the Fairfax County tax assessments records as 81-2 ((3)) 24, 26, 26A, 27, 28, 29, 30, 31, 32, 32B, 33, 34, 34B, 35, 36A, 36B, 37, 37A (the "Subject Property"), and are zoned to the C-2, C-3, R-3, I-I, and I-4 Districts. The Subject Property includes a number of commercial and industrial uses, as well as vacant parcels.

The Subject Property is included in Land Unit D of the Van Dorn Transit Station Area as designated by the Comprehensive Plan (the "Plan"). The current recommendations of the Plan state that baseline development is low intensity industrial or office uses up to .25 FAR on the north side of Oakwood Road, and office use up to .5 FAR on the south side of Oakwood Road. The Plan includes an option for development comprised of a mix of office/hotel/retail uses at overall intensities up to a 1.0 FAR, consistent with the guidelines for Transit Station Areas in the Concept for Future Development. The Plan further permits residential development as a component of the mixed-use development. The mixed-use development option includes a number of conditions including a requirement that residential and non-residential components be developed at the same time.

In addition to the Subject Property, Land Unit D includes a twelve-acre parcel located at the intersection of South Van Dorn Street and Oakwood Road. This parcel is identified among the Fairfax County tax assessment records as 81-2 ((3)) 12A (Parcel 12A). The Board approved a rezoning on December 12, 1994 that rezoned Parcel 12A to the Planned Development Commercial (PDC) District. While approved for office development, Parcel 12A remains vacant. Parcel 12A is the subject of a separate Plan nomination accepted by Fairfax County and referenced as PC 19-LE-006.

The nominator proposes an option to the current Plan text to create as much flexibility as possible to encourage the development of the Subject Property without phasing requirements. The development of the Subject Property in a coordinated manner with Parcel 12 will result in the creation of transit-oriented development; housing to address a growing shortage in Fairfax County; and revitalization in the area. Such a development is consistent with the Concept for Future Development for the Van Dorn Transit Station Area, which encourages a varied and pedestrian-oriented development pattern. A consolidated mixed-use development provides an opportunity to achieve the Plan's design concept to create a "sense of place" in this highly visible area that will promote the use of mass transit and create a gateway to the County. A variety of residential development types, as well as the removal of a phasing requirement to develop non-residential development, will encourage further investment in this corridor, which will result in the redevelopment of an aging industrial area. Residential development could include age-restricted housing and/or assisted living units, which would further diversify uses in the area. The more flexibility in the types of permitted uses along Oakwood Road increases the opportunity for utilization of an otherwise underdeveloped area that is proximate to the Van Dorn Metro Station. Coordinated planning and development will allow clustering of uses as recommended by the Plan to accommodate environmental characteristics, promote a sense of place, and transition to existing residential development.



Mixed-use development that primarily includes residential uses proximate to a Metro station is consistent with Fairfax County goals and objectives. Specifically, residential mixed-use supports Land Use Objective 3, which reads: “Fairfax County should maintain a supply of land sufficient to meet the needs for housing, commercial, industrial, institutional/public services, and recreational and leisure activities to support the Comprehensive Plan.” The proposal is also consistent with the Concept for Future Development of the Van Dorn Transit Station Area.

Allowing an opportunity to pursue a coordinated mixed-use development with greater flexibility of use types and a removal of phasing requirements provides an opportunity to activate redevelopment of a critical area that is proximate to a transit station.

A0903960.DOCX / 1 Justification 011291 000002





**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

TYPE OR PRINT RESPONSES IN BLACK INK

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.



THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**

Name: NOAH B. KLEIN, ESQUIRE Daytime Phone: 703-218-2193

Address: ODIN, FELDMAN & PITTLEMAN, P.C., 1775 WIEHLE AVENUE, SUITE 400, RESTON, VIRGINIA 20190

Nominator E-mail Address: NOAH.KLEIN@OFPLAW.COM

Signature of Nominator (NOTE: There can be only one nominator per nomination):

NOAH B. KLEIN, COUNSEL TO FIRST CHRISTIAN CHURCH OF FALLS CHURCH, A VIRGINIA NON-STOCK, NONPROFIT, RELIGIOUS CORPORATION

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

ANNA KEENAN, PRESIDENT/MODERATOR OF THE FIRST CHRISTIAN CHURCH OF FALLS CHURCH, A VIRGINIA NON-STOCK, NONPROFIT, RELIGIOUS CORPORATION

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

ANNA KEENAN IS THE PRESIDENT/MODERATOR OF THE FIRST CHRISTIAN CHURCH OF FALLS CHURCH, A VIRGINIA NON-STOCK, NONPROFIT, RELIGIOUS CORPORATION, AND IS AUTHORIZED TO EXECUTE AS LANDOWNER (BYLAWS ENCLOSED).

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Lee ☒ Mason ☐ Braddock ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: ONE

Total aggregate size of all nominated parcels (in acres and square feet): 6.82 acres 296,997 sq. ft.



Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☐ Yes ☒ No The proposed change does not trigger 5,000 daily vehicle trips.

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part I.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation.

THERE IS NO SITE SPECIFIC TEXT RECOMMENDATION. THE PROPERTY IS LOCATED IN THE B5 BARCROFT COMMUNITY PLANNING SECTOR. THE NOMINATED PROPERTY IS LOCATED JUST OUTSIDE OF THE SEVEN CORNERS AND BAILEYS CROSSROADS COMMUNITY BUSINESS CENTERS. THE CONCEPT FOR FUTURE DEVELOPMENT RECOMMENDS THAT THE AREA INCLUDING THE NOMINATED PROPERTY DEVELOP AS SUBURBAN NEIGHBORHOODS, THROUGH COMPATIBLE INFILL DEVELOPMENT

b. Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: PUBLIC FACILITIES - DESPITE THE FACT THAT THE PROPERTY IS PRIVATELY OWNED

c. Current Zoning Designation (<https://www.fairfaxcounty.gov/geoapps/jade>).

R-3



d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

**RESIDENTIAL REDEVELOPMENT OPTION :**

• 4-5 DWELLING UNITS PER ACRE

**MULTIPLE USE REDEVELOPMENT OPTION :**

- AN INDEPENDENT LIVING FACILITY OF UP TO 113 APARTMENTS, WHICH ARE AFFORDABLE AND EASILY ACCESSIBLE TO THE ELDERLY.
- UP TO 5,000 SQUARE FEET OF COMMUNITY-SERVING MEDICAL OFFICE OR OFFICE USE
- CONTINUATION OF A PLACE OF WORSHIP USE

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

**RESIDENTIAL OPTION:** Up to 34 low density townhouses; 35' high; surface and garage parking.

**MULTIPLE USE OPTION:** Elderly Independent Living Facility with up to 113 apartments; 50' high; surface parking; church and office buildings up to 60' high and 0.35 FAR.

Redevelopment under either of these two options should be oriented towards Leesburg Pike, with no vehicular or pedestrian direct connection to established, stable residential neighborhoods to the South. Redevelopment under the multiple use option should provide for vehicular interparcel access with the abutting commercially used parcel to the east.

f. **RESIDENTIAL PROPOSALS:** Select the appropriate density range proposed and complete the Residential Unit Type table.

<b>RESIDENTIAL REDEVELOPMENT OPTION</b> Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	≤ 34
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

<b>MULTIPLE USE REDEVELOPMENT OPTION</b> Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)	≤ 113	*	≤ 100,000 GFA
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9+ stories)			
<b>TOTAL:</b>			

\*ONE AND TWO-BEDROOM ELDERLY INDEPENDENT LIVING UNITS, WITH CENTRAL COMMON AREA FACILITIES.

g. **NON-RESIDENTIAL or MIXED-USE PROPOSALS:** Check the proposed use(s): **MULTIPLE USE REDEVELOPMENT OPTION**

☒ Office
 ☐ Retail & Other
 ☒ Institutional
 ☐ Private Recreation/ Open Space
 ☐ Industrial
 ☒ Residential, as part of Multiple Use (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: 0.11 (non-residential) Total Gross Square Feet: 32,500 (non-residential)



Categories	Percent of Total FAR	Square Feet
Office	15% OF NON-RESIDENTIAL	≤ 5,000 GFA
Retail & Other Uses		
Institutional (Place of Worship)	85% OF NON-RESIDENTIAL	≤ 27,500 GFA
Private Recreation/Open Space		
Industrial		
Residential*		≤ 100,000 GFA
<b>TOTAL</b>	<b>100%</b>	
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section F.) based on the approximate square footage.</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ Addresses an emerging community concern(s);
- ☒ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - ☐ Environmental protection,
  - ☐ Revitalization of designated areas,
  - ☐ Economic development,
  - ☐ Preserving open space,
  - ☐ Affordable housing, or
  - ☐ Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☐ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

Fairfax County Planning Commission Office  
<https://www.fairfaxcounty.gov/planningcommission/>  
 Government Center Building, Suite 552  
 12000 Government Center Parkway  
 Fairfax, Virginia 22035-5505



## PROPERTY INFORMATION TABLE

TAX MAP NO	PROPERTY OWNER	PARCEL ADDRESS	MAILING ADDRESS	PARCEL SIZE IN ACRES
51-3 ((1)) - 0025	FIRST CHRISTIAN CHURCH OF FALLS CHURCH	6165 LEESBURG PIKE, FALLS CHURCH, VIRGINIA 22044	6165 LEESBURG PIKE, FALLS CHURCH, VIRGINIA 22044	6.82 (ROUNDED)

SIGNATURE OF OWNER \_\_\_\_\_

ANNA KEENAN, PRESIDENT/MODERATOR OF THE FIRST CHRISTIAN CHURCH OF FALLS CHURCH, A VIRGINIA NON-STOCK, NONPROFIT, RELIGIOUS CORPORATION







**BYLAWS  
OF  
FIRST CHRISTIAN CHURCH OF FALLS CHURCH**  
*April 23*, 2017

**ARTICLE 1  
NAME**

The name of this Church is **First Christian Church of Falls Church** (the "**Church**"). This church was founded in 1952 and is affiliated with the Christian Church (Disciples of Christ) in the U.S. and Canada.

**ARTICLE 2  
MISSION AND PURPOSES**

The Church and its Members affirm their belief in Jesus as the Christ and the Son of the living God. As Disciples of Christ we are called by God to worship faithfully, to be open to transformation by the Holy Spirit, and to serve responsively our changing community.

The Church is organized and will be operated exclusively for religious, charitable, and educational purposes, as set forth in Section 501(c)(3) of the Internal Revenue Code, including, for these purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code (the "**Code**").

To this end, the Church will have the right 1) to take and hold by bequest, devise, gift, grant, purchase, lease or otherwise any property, real, personal, tangible or intangible, or any undivided interests therein, without limitation as to the amount or value, 2) to sell, convey, or otherwise dispose of any such property and 3) to invest, re-invest, or deal with the principal or the income thereof in such manner as, in the judgment of the Church's Board of Directors (the "**Board**"), will best promote the purposes of the Church and the recipients of financial assistance from the Church, without limitation, except such limitations as may be contained in the instrument under which such property is received, these Articles of Incorporation, the Bylaws of the Church, or any laws applicable thereto. Except as limited in these Articles of Incorporation or by applicable federal law, the Church will have all general powers as enumerated in § 13.1-801 *et seq.*, Code of Virginia 1950, as amended.

**ARTICLE 3  
PRINCIPAL OFFICE**

The Board of Directors may at any time, or from time to time, establish offices at such places as the Board deems necessary or appropriate within the Commonwealth of Virginia.

**ARTICLE 4  
NONPARTISAN ACTIVITIES**



**Section 7.8** Adjourned Meeting and Notice. A majority of the directors present, whether or not a quorum is present, may adjourn any meeting to another time and place. If the meeting is adjourned for more than 24 hours, then notice of any adjournment to another time or place will be given prior to the time of the adjourned meeting to the directors who were not present at the time of the adjournment.

**Section 7.9** Action Without a Meeting. Any action required or permitted to be taken by the Board may be taken without a meeting, if all members of the Board consent in writing to such action. Such written consent or consents will be filed with the minutes of the proceedings of the Board. Such action by written consent will have the same force and effect as the unanimous vote of such directors.

**Section 7.10** Fees and Compensation. Directors and members of committees may not receive any compensation for their services as such, but may receive reasonable reimbursement of expenses as may be fixed or determined by resolution of the Board.

**Section 7.11** Officers. The officers of the Church will consist of a President/Moderator, President/Moderator-Elect, Secretary and Treasurer, and such other officers as the Board may designate by resolution. Any one person may not hold more than one office. In addition to the duties specified in this Section 7.11, officers will perform all other duties customarily incident to their offices and such other duties as may be required by law, subject to control of the Board, and will perform such additional duties as the Board may assign from time to time.

- A. President/Moderator. Subject to the control, advice and consent of the Board, the President/Moderator, in general, will supervise and conduct the activities and operations of the Church, will keep the Board fully informed and freely will consult with them concerning the Church's activities, and will see that all orders and resolutions of the Board are carried into effect. The President/Moderator may appoint special committees with confirmation by the Board. The President/Moderator shall be an ex-officio member of all church councils and committees without vote. The President/Moderator is empowered to act, speak for, or otherwise represent the Church between meetings of the Board. The President/Moderator is responsible to execute in the Church's name all contracts and other documents authorized either generally or specifically by the Board to be executed by the Church; and to negotiate all of the Church's material business transactions. Reference to the Church's President or Moderator in any context shall be a reference to the President/Moderator in all respects.
- B. President/Moderator-Elect. The President/Moderator-Elect shall in the absence of the President/Moderator call and preside over all regular and special meetings of the Board and the Congregation; and shall perform other duties as the President/Moderator may assign. The President/Moderator-Elect shall convene the Nominating Committee and appoint a Chair while also serving on the committee with vote. The President/Moderator-Elect shall also take responsibility



Members is present, (2) the Board of Directors, and (3) the Christian Church – Capital Area, or its successor organization.

## **ARTICLE 16 INDEMNIFICATION**

The Church will indemnify the every director, officer, facilitator, committee member, council member, and fellowship member of the Church to the full extent permitted by § 13.1-876 *et seq.* Code of Virginia 1950, as amended. The right of indemnification provided by this section shall not be exclusive of any other rights to which any such individual may be entitled, including any right under policies of insurance that may be purchased and maintained by the Church or others, even as to claims, issues or matters in relation to which the Church would not have the power to indemnify such director or officer under the provisions of this section.

## **ARTICLE 17 CONSTRUCTION AND DEFINITIONS**

Unless the context otherwise requires, the general provisions, rules of construction, and definitions contained in the Virginia Nonstock Corporation Act as amended from time to time will govern the construction of these Bylaws. Without limiting the generality of the previous sentence, the masculine gender includes the feminine and neuter, the singular number includes the plural and the plural number includes the singular, and the term "person" includes a Church as well as a natural person. Underscored references to Articles, Sections or Paragraphs will refer to those portions of these Bylaws. If any competent court of law will deem any portion of these Bylaws invalid or inoperative, then so far as is reasonable and possible (i) the remainder of these Bylaws will be considered valid and operative, and (ii) effect will be given to the intent manifested by the portion deemed invalid or inoperative.

The undersigned hereby certifies that the foregoing Bylaws of the Church were adopted by the Church's Members on the 23<sup>rd</sup> day of April, 2017, but effective as of April 23, 2017.

  
JOEL WURL

#2947067v3 084723/000001



## **Statement of Justification for the Plan Amendment**

### **Area of the Proposed Site-Specific Text Amendment:**

The site consist of a 6.82 acre property, which has been owned and used by the First Christian Church of Falls Church for many years, as a place of worship and ministry to the Community. The Property is located with frontage directly on the south side of Leesburg Pike, immediately to the east (and outside of) the Seven Corners Community Business Center. Over 1/2 of the Property is vacant or underutilized, and the remainder contains Church facilities. This Plan Amendment proposes site-specific redevelopment options which are limited to this 6.82 acre property. This infill Property sits within a medium to high density residential corridor portion of Leesburg Pike, with adjacent parcels to the north and west being planned for 16-20 dwelling units per acre.

### **Type of Development Envisioned:**

The proposed Plan Text will allow three redevelopment options. First, a continuation or expansion of the existing Place of Worship. Second, a redevelopment of all or a portion of the Property for low density townhouses, which are oriented towards Leesburg Pike. Third, a retention of the existing Church facilities (with a small amount of expansion allowed) and redevelopment of the vacant portion of the site for an Elderly Independent Living Facility of up to 113 apartments. This independent living rental facility will provide affordable and conveniently located housing for an underserved and growing segment of the County's population. In addition to Place of Worship and Elderly Housing uses, this redevelopment option would also include a small amount of community-serving medical or general office uses.

### **The third option is preferred by the Landowner/Nominator:**

We intend to establish multiple uses on the Property through the following entitlement applications:

- Retain the Place of Worship use on slightly less than 1/2 of the site through a Special Permit Amendment and rezoning to R-5.
- Partner with Wesley Housing to establish an Elderly Independent Living Facility through a rezoning to R-5 and SE approval.
- Establish approximately 5,000 SF of leased community-serving medical or general office GFA through a rezoning to R-5 and SE approval.



**Problems Posed by the Existing Plan Language:**

The current Plan Map designates the Property as "Public Facilities", even though it is not owned by a governmental or other public entity. This causes the Plan to not provide any meaningful guidance for a private redevelopment of this Property. There is no specific Plan Text applicable to the private redevelopment of the Property, other than the general *Suburban Neighborhood* and *Infill Development* guidance. Utilizing this limited guidance, a mid-to high-rise condominium or a large governmental facility could be deemed suitable for the Property. This nomination avoids that possibility and expressly identifies more appropriate lower density private development options for the Property. The Nominator/Landowner intends to file the aforementioned zoning applications as soon as possible to implement the multiple use redevelopment option.

**The Comprehensive Plan Language We Propose is Beneficial to the Community:**

All of the redevelopment options allowed by this proposed Plan Text Amendment will result in lower density development than the existing nearby residential corridor development fronting on this portion of the Leesburg Pike corridor. The proposed redevelopment options would all provide a reasonable transition between the single-family and townhouse neighborhoods located to the south and the higher density Leesburg Pike corridor. Redevelopment will be oriented towards Leesburg Pike and away from the established neighborhoods to the south. Affordable elderly independent rental housing (the multiple use option) meets a critical need that is currently underserved in the Mason district and the County as a whole. Elderly housing at this location, well served by Fairfax Connector bus routes and conveniently located near (but not in the middle of) a commercial center, will enable many seniors to remain residents of the County. Moreover, such redevelopment will have no impact upon nearby public schools, and a negligible impact upon rush hour traffic.

#4446457v1

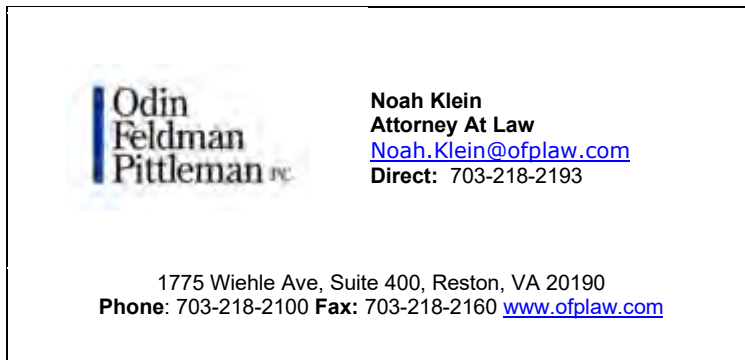


## Garcia, Jennifer

---

**From:** Klein, Noah <Noah.Klein@ofplaw.com>  
**Sent:** Tuesday, January 7, 2020 2:14 PM  
**To:** Garcia, Jennifer  
**Cc:** Owen, Graham; Hrebenak, Lauren; Burton, Michael  
**Subject:** RE: SSPA Nomination PC19-MA-001

Yes. And thank you...you all stay safe as well!



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**From:** Garcia, Jennifer [mailto:[jennifer.garcia@fairfaxcounty.gov](mailto:jennifer.garcia@fairfaxcounty.gov)]  
**Sent:** Tuesday, January 07, 2020 2:12 PM  
**To:** Klein, Noah  
**Cc:** Owen, Graham; Hrebenak, Lauren; Burton, Michael  
**Subject:** RE: SSPA Nomination PC19-MA-001

Thank you – appreciate your patience during this clarification process. For the church, you would need the 0.35 FAR allowed under R-5, is that correct? Stay safe on the roads!

---

**From:** Klein, Noah <[Noah.Klein@ofplaw.com](mailto:Noah.Klein@ofplaw.com)>  
**Sent:** Tuesday, January 7, 2020 1:50 PM  
**To:** Garcia, Jennifer <[jennifer.garcia@fairfaxcounty.gov](mailto:jennifer.garcia@fairfaxcounty.gov)>  
**Cc:** Owen, Graham <[Graham.Owen@fairfaxcounty.gov](mailto:Graham.Owen@fairfaxcounty.gov)>; Hrebenak, Lauren <[Lauren.Hrebenak@ofplaw.com](mailto:Lauren.Hrebenak@ofplaw.com)>; Burton, Michael <[Michael.Burton@fairfaxcounty.gov](mailto:Michael.Burton@fairfaxcounty.gov)>  
**Subject:** RE: SSPA Nomination PC19-MA-001



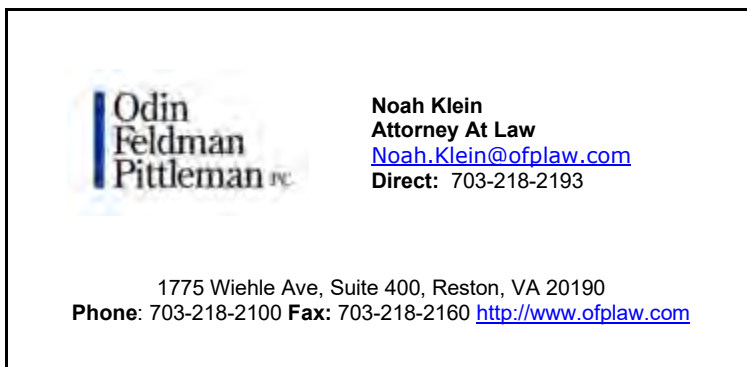
Hi Jennifer---

To clarify, the residential option serves two purposes---(1) to provide the appropriate density multiplier for the independent living facility and (2) to establish a commensurate F.A.R. for the church upon subdivision.

The description of the proposal is accurate.

I understand your point about the text recommendation, and we can discuss that further as the process moves along.

Thanks,  
Noah



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**From:** Garcia, Jennifer [<mailto:jennifer.garcia@fairfaxcounty.gov>]  
**Sent:** Monday, January 06, 2020 4:32 PM  
**To:** Klein, Noah  
**Cc:** Owen, Graham; Hrebenak, Lauren; Burton, Michael  
**Subject:** RE: SSPA Nomination PC19-MA-001

Hi Noah,

Thanks for your email. If the residential option is being pursued solely to gain the density to implement the preferred mixed-use alternative, is it then accurate to say the proposal you want us to evaluate is up to 113 age-restricted independent living units with up to 5,000 square feet of ground floor retail, and expansion of the existing church?



If the nomination is added to the work program and ultimately supported by the Board of Supervisors, we would likely have to write the text with that level of specificity in order to avoid a situation where the Plan has an option for townhomes that could be built but not necessarily supported by the community, if for some reason the independent living isn't able to be implemented.

Thanks,  
Jenn

---

**From:** Klein, Noah <[Noah.Klein@ofplaw.com](mailto:Noah.Klein@ofplaw.com)>  
**Sent:** Monday, January 6, 2020 3:00 PM  
**To:** Garcia, Jennifer <[jennifer.garcia@fairfaxcounty.gov](mailto:jennifer.garcia@fairfaxcounty.gov)>  
**Cc:** Owen, Graham <[Graham.Owen@fairfaxcounty.gov](mailto:Graham.Owen@fairfaxcounty.gov)>; Hrebenak, Lauren <[Lauren.Hrebenak@ofplaw.com](mailto:Lauren.Hrebenak@ofplaw.com)>  
**Subject:** SSPA Nomination PC19-MA-001

Hi Jennifer:

Thanks to you, Graham and Michael for meeting with me on Friday. I hope I was able to clarify what we are seeking through this SSPA Nomination. I believe the main concern involved the redevelopment options. To reiterate, our concept for future development of the area subject to the nomination involves retention of the existing place of worship and development of an elderly independent living facility, with ground-floor leased community-serving medical or general office. If you look at our third option explanation on the SOJ, we detail this concept.

We request changes to the plan text to include a residential option and multiuse option to realize the development of this concept. The residential option (4-5 units per acre/R-5 zoning) allows for a compatible FAR for the church upon subdivision of the property and provides the necessary density multiplier for the independent living facility units. The multiuse option provides us with the ability to pursue the community serving medical office/general office. As discussed, our proposal does not involve an "either/or" scenario for these options; rather, we are requesting both options within the Plan text to fulfill our concept for this property.

I hope this clarification addresses questions about the SOJ. If you would prefer we revise the SOJ to make this more clear, or if this explanation is sufficient, then please let me know either way. I will be able to provide an update by tomorrow, within the requested timeframe.

Thanks!  
Noah



**Noah Klein**  
**Attorney At Law**  
[Noah.Klein@ofplaw.com](mailto:Noah.Klein@ofplaw.com)  
**Direct:** 703-218-2193

1775 Wiehle Ave, Suite 400, Reston, VA 20190  
**Phone:** 703-218-2100 **Fax:** 703-218-2160 <http://www.ofplaw.com>

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**FAIRFAX COUNTY, VIRGINIA**  
**2019 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT PROCESS**  
**NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**

Name: Priscilla J. Gibson Daytime Phone: 703-532-0327 h  
703-501-0282 c

Address: 6152 Leesburg Pike

Falls Church, Virginia 22044

Nominator E-mail Address: g.gibsongirl1897@yahoo.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Priscilla Jones Gibson

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Charlotte D. Deedham Alan M Gibson

Priscilla Jones Gibson

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

n/a

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Lee ☒ Mason ☐ Braddock ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 1.02 acres 44,645 sq. ft.



Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 22 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 14-15 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 1/2 x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application. (21A)

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in part 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the Citizen's Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for your citation.

*Please refer to attachments (3):*

1. AREA 1 - pages 180 - 182
2. POLICY PLAN - pages 5 - 6; Objective 8
3. POLICY PLAN - pages 9 - 10; Objective 14

b. Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: DU 3/4

c. Current Zoning Designation (<http://www.fairfaxcounty.gov/myneighborhood/>).

R3



d. Proposed Comprehensive Plan Designation: (NOTE: Your nomination as proposed will be evaluated and subject to the consideration and vote by the task force).

*Maintain Residential zoning status & increase density from R 3/4 to R 5/8*

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size? *Our intention is to provide housing affordable to an existing aging population wishing to downsize and still be near familiar amenities. Probable housing would be 2-story home/townhome level, 2 BR, 2 1/2 BA or similar, in an attractive enclave setting.*

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	<i>9/8</i>
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
Single Family Detached	<i>5-7</i>		
Townhouse	<i>5-7</i>		
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9+ stories)			
<b>TOTAL:</b>			

*1-8 SFD*

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☐ Office
 ☐ Retail
 ☐ Institutional
 ☐ Private Recreation/
 ☐ Industrial
 ☐ Residential
   
 Open Space (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: \_\_\_\_\_ Total Gross Square Feet: \_\_\_\_\_



Categories	Percent of Total FAR	Square Feet
Office		
Retail		
Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	
<i>*If residential is a component, please provide the approximate number and size of each type of dwelling unit proposed in the chart above based on the approximate square footage.</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☐ Addresses an emerging community concern(s);
- ☐ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - o Environmental protection,
  - o Revitalization of designated areas,
  - o Economic development,
  - o Preserving open space,
  - o Affordable housing, or
  - o Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☐ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

Fairfax County Planning Commission Office  
<http://www.fairfaxcounty.gov/planning/>  
 Government Center Building, Suite 330  
 12000 Government Center Parkway  
 Fairfax, Virginia 22035-5505



### PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
051301 0021A	Priscilla & Alan GIBSON (TRUST) Charlotte S Neudham	2152 Lees Ferry Pike Falls Church, VA 22044	" "	1.02	Priscilla A. Gibson



## **B2 GLEN FOREST COMMUNITY PLANNING SECTOR**

### **CHARACTER**

The Glen Forest Community Planning Sector is located in the northeastern portion of the Baileys Planning District, generally bounded by Arlington Boulevard (Route 50) on the northeast, Leesburg Pike (Route 7) on the west, Columbia Pike (Route 244) on the south, and Arlington County to the east. The planning sector contains portions of the Seven Corners and the Baileys Crossroads Community Business Centers (CBCs) on the northern and southern ends, respectively. Plan recommendations for those centers are addressed in a preceding section of the Baileys Planning District, following the Overview section.

The central portion is characterized by stable, low density residential neighborhoods. Medium density residential uses are limited to Hardwick Court and the Glen of Carlyn, two townhouse developments located on Glen Carlyn Road.

The Long Branch of Four Mile Run bisects the area, forming a long stream valley and open space corridor. The county soils map indicates that portions of the planning sector are in a soil-slippage prone area, suggesting there may be development constraints.

Sandstone markers were erected in 1791 when the boundaries of the District of Columbia were first determined. The original area of the District was ten miles square, and 40 markers were placed on one-mile intervals along the boundary. There are seven boundary stones in Fairfax County, one being located within this planning sector. These stones are listed in the Fairfax County Inventory of Historic Sites, the Virginia Landmarks Register and the National Register of Historic Places. A list and map of heritage resources are included in the Baileys Planning District Overview section, Figures 4 and 5.

### **CONCEPT FOR FUTURE DEVELOPMENT**

The Concept for Future Development recommends that the areas of the Glen Forest Planning Sector outside the Seven Corners and Baileys Crossroads Community Business Centers develop as Suburban Neighborhoods.

### **RECOMMENDATIONS**

#### **Land Use**

The Glen Forest sector, outside the Seven Corners and Baileys Crossroads Community Business Centers, is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan in Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provides for the development of unconsolidated parcels in conformance with the Area Plan.



Figure 51 indicates the geographic location of land use recommendations for this sector.

1. Tax Map 61-2((44))1-43 is developed with and planned for residential use at a density of 8-12 dwelling units per acre.
2. To provide a transition in intensity of land uses between the northern portion of the Arlington Boulevard corridor and the Lee Boulevard Heights subdivision to the south of Arlington Boulevard, Parcels 51-4((1))9, 10 and 11, on the south side of Arlington Boulevard between Woodlake Towers, and the existing townhouse office development and medical care facility, if consolidated, are planned for residential use at 5-8 dwelling units per acre, with access provided as shown on Figure 52. As an option, institutional use up to .20 FAR may be appropriate if the following conditions are met:
  - Provision of a substantial buffer along the boundary with the adjacent residential neighborhood;
  - Access is provided as shown on Figure 52;
  - Building heights are limited to 35 feet and should have a residential appearance.

#### Transportation

Transportation recommendations for this sector are found on Figure 52. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

#### Heritage Resources

Potential exists for significant heritage resources associated with the Civil War. Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with county policy countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

#### Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 53. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.



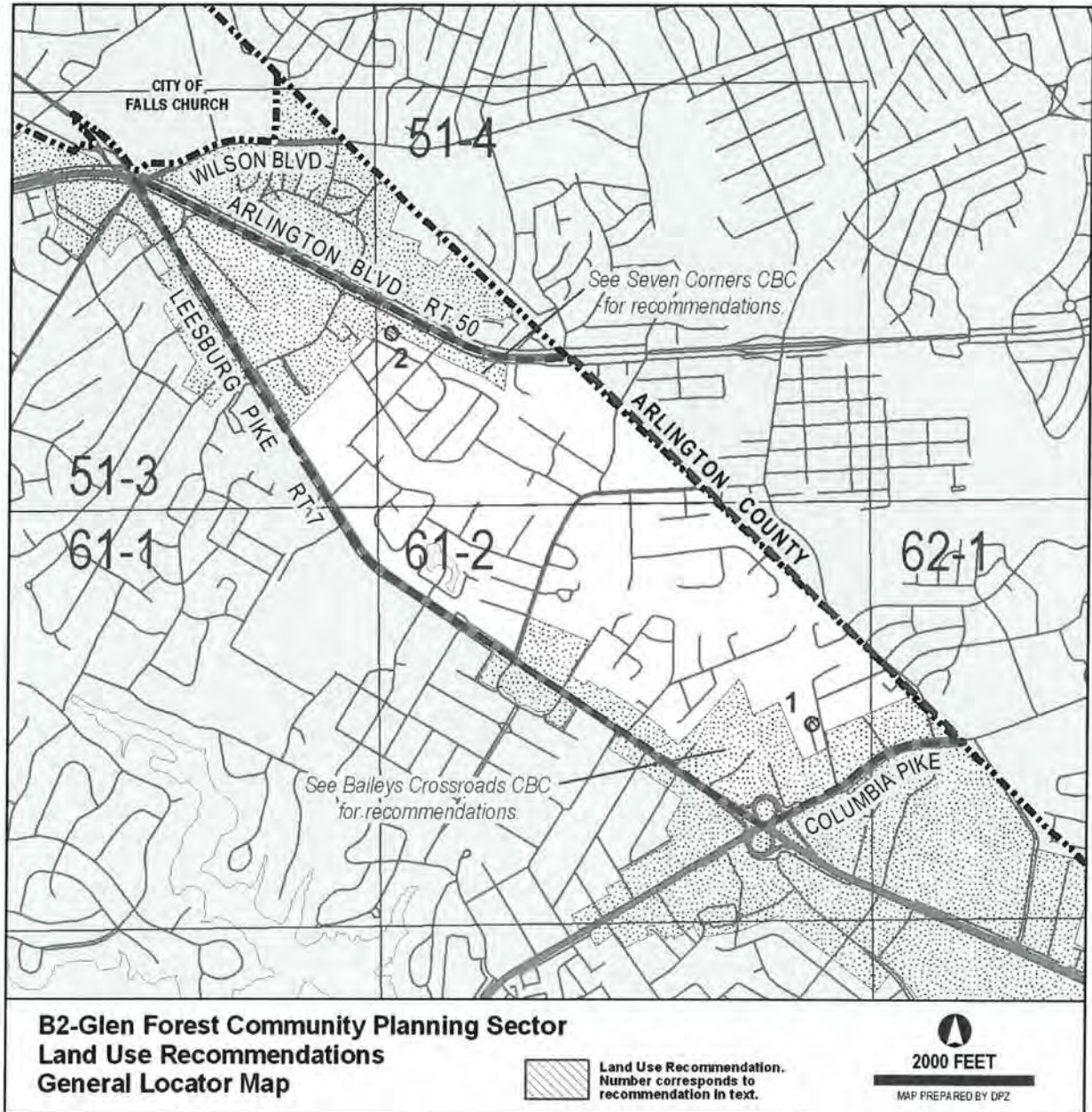


FIGURE 51



- Policy a. Reevaluate the county's Comprehensive Plan at least once every five year period with cognizance of regional growth and development trends and implications.
- Policy b. Support regional and local government efforts to enhance opportunities for residents to live in proximity to their workplace.
- Objective 6: Fairfax County should have a land use pattern which increases transportation efficiency, encourages transit use and decreases automobile dependency.**
- Policy a. Link existing and future residential development with employment and services, emphasizing ridesharing, transit service and non-motorized access facilities.
- Policy b. Concentrate most future development in mixed-use Centers and Transit Station Areas to a degree which enhances opportunities for employees to live close to their workplace.

Preservation and Revitalization of Neighborhood and Community Serving Uses

The quality and character of many older neighborhoods and commercial areas should be improved. For these older areas, revitalization and community improvement and preservation efforts may include renovations, repurposing of existing structures, marketing and promotional activities, changes in transportation modes, and urban design measures of beautification, buffering, lighting and traffic improvements. Publicly-funded capital programs should be discrete, finite and prioritized. Incentive-based strategies which facilitate comprehensive community reinvestment should be encouraged.

- Objective 7: Fairfax County should reserve and/or conserve areas which provide primarily community-serving retail and service uses.**
- Policy a. Preserve or establish areas of the county which provide necessary commercial and professional services to the community.
- Policy b. Implement programs to improve older commercial areas of the county to enhance their ability to provide necessary community services.
- Policy c. Encourage redevelopment or repurposing projects in commercial areas that would preserve or increase desirable community services.

As the county matures, there will be an increasing need to preserve and revitalize older residential communities. It will be important to protect existing residential areas from the encroachment of commercial development and the impacts of institutional holdings and uses. The compatibility of infill development will also be of increasing concern.

- Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.**
- Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public



facility and transportation systems, the environment and the surrounding community will not occur.

- Policy b. Discourage commercial development within residential communities unless the commercial uses are of a local serving nature and the intensity and scale is compatible with surrounding residential uses.
- Policy c. Discourage the consolidation of residential neighborhoods for redevelopment that is incompatible with the Comprehensive Plan.
- Policy d. Implement programs to improve older residential areas of the county to enhance the quality of life in these areas.
- Policy e. Encourage land owners within residential conservation and revitalization areas to contribute to the funding of these efforts.

#### Redevelopment or Repurposing

The county's system of public facilities, services and infrastructure is based on accommodating demand generated by existing and planned land uses. Unanticipated redevelopment can pose a substantial potential problem for the continued provision of these public necessities if land uses of a higher intensity than envisioned by the Comprehensive Plan are developed. Consequently, it is critical that redevelopment or repurposing be in conformance with the Comprehensive Plan to assist the county in maintaining its high level of commitment to providing public facilities, services and infrastructure.

#### **Objective 9: Nonresidential redevelopment or repurposing should be in accord with the recommendations of the Comprehensive Plan.**

- Policy a. Ensure that the general use(s) and density/intensity approved during the zoning process are in accordance with those identified in the Comprehensive Plan.
- Policy b. Allow interim improvements to existing uses in areas where an eventual change in land use is directed by the Plan should these improvements be beneficial in the short run, as indicated by the "Guidelines for Interim Improvements" in the Land Use Appendix.
- Policy c. Ensure that the redevelopment or repurposing of existing uses is consistent with the provision of adequate transportation and public facilities.
- Policy d. Optimize stormwater management and water quality controls and practices for nonresidential redevelopment consistent with revitalization goals.
- Policy e. Ensure that previously contaminated redevelopment sites are remediated to the extent that they will not present unacceptable health or environmental risks for the specific uses proposed for these sites.
- Policy f. Ensure that the repurposing of existing structures is in accordance with the "Guidelines for Commercial Building Repurposing" in the Land Use Appendix.



the past decade has exceeded the county's ability to provide services. Therefore, even though planned development intensities may be appropriate for a given area at some point in the future, certain intensities are only appropriate if timed with the provision of adequate transportation and public facility systems.

**Objective 13:**      **The pace of development in the county should be in general accord with the Comprehensive Plan and sustainable by the provision of transportation and public facilities.**

- Policy a.      Influence the timing of development to coincide with the provision of transportation and other necessary public improvements.
- Policy b.      Make provisions for new residential and nonresidential development to meet the projected demand for public facilities on-site and/or contribute to the acquisition of nearby property to meet this demand.
- Policy c.      Commit through the Capital Improvement Program, funding for facilities in general accord with the county's Comprehensive Plan.
- Policy d.      Require the proportionate participation of all development in fully mitigating impacts to public facility and transportation capacity.

#### LAND USE COMPATIBILITY

Recommendations for land use are depicted on the map entitled "Fairfax County Comprehensive Land Use Plan." This guidance, in conjunction with specific recommendations in the Area Plans, assists in determining the property's appropriate use and intensity. However, every parcel is not necessarily entitled to the use or intensity indicated. Implementation of the recommendations of the Plan will occur through the zoning process which requires the satisfactory resolution of basic development-related issues such as access and circulation, buffering and screening of adjacent uses, parcel consolidation and protection of sensitive environmental areas.

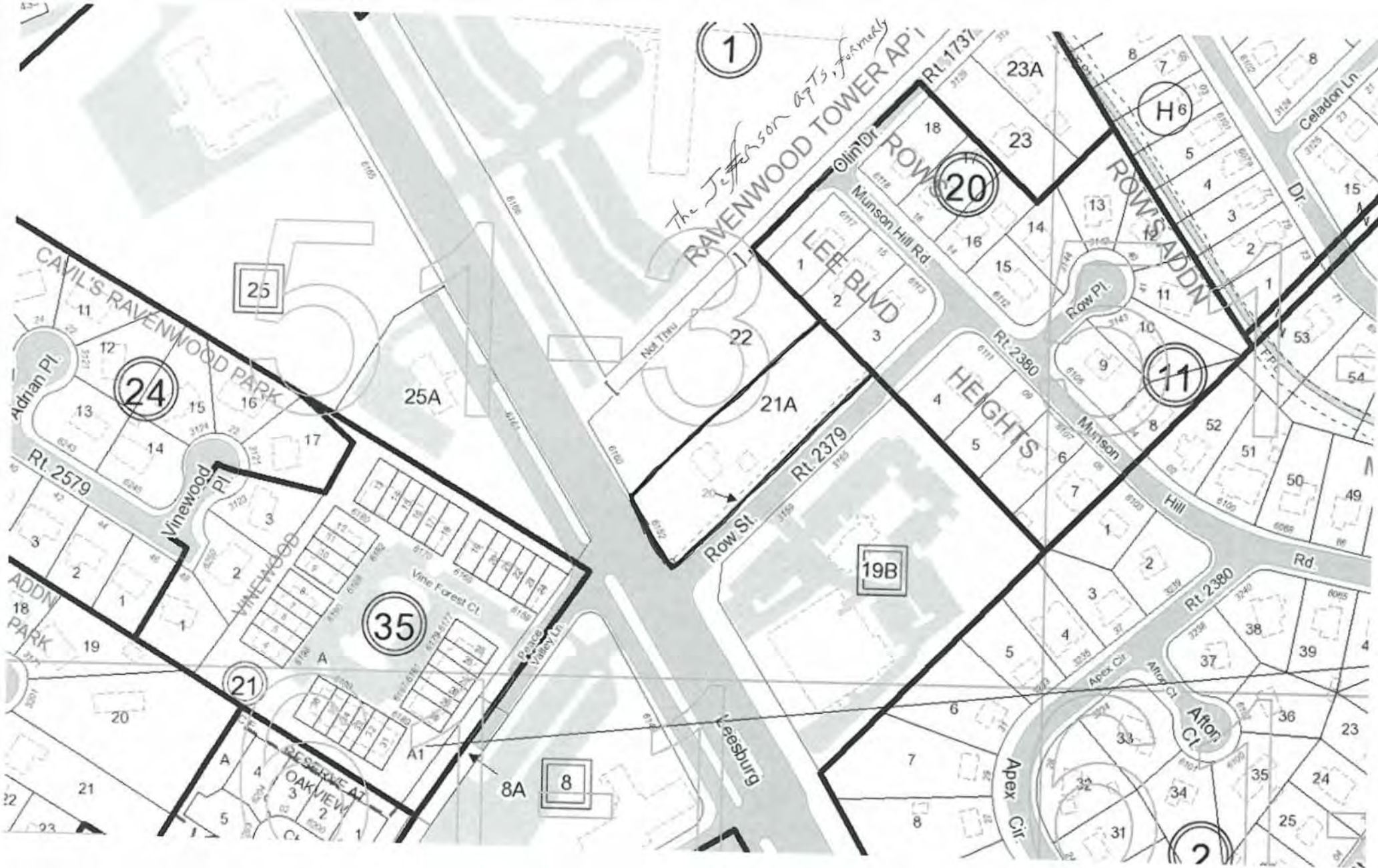
For developments subject to the Affordable Dwelling Unit (ADU) Program, notwithstanding specific Plan text or map provisions regarding unit type and/or density, the density range provisions of the Affordable Dwelling Unit Adjuster and the unit types permitted by the zoning district regulations in affordable dwelling unit developments shall apply. The Affordable Dwelling Unit Adjuster provisions state that the lower and upper end of the density ranges shall be increased by twenty (20) percent for single-family detached and attached dwelling units and by ten (10) percent for non-elevator multiple family dwelling unit structures or elevator multiple family dwelling unit structures which are three (3) stories or less. The Zoning Ordinance provisions for affordable dwelling unit developments which include alternative unit types and reduced minimum yard and lot size requirements shall not necessarily be considered incompatible with adjacent development, provided that the flexibilities allowed in the Ordinance are accomplished on the subject parcel in a fashion that creates compatible transitions to adjacent developments.

**Objective 14:**      **Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.**



- Policy a. Locate land uses in accordance with the adopted guidelines contained in the Land Use Appendix.
- Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.
- Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.
- Policy d. Employ a density transfer mechanism to assist in establishing distinct and compatible edges between areas of higher and areas of lower intensity development, to create open space within areas of higher intensity, and to help increase use of public transportation at Transit Station Areas.
- Policy e. Stabilize residential neighborhoods adjacent to commercial areas through the establishment of transitional land uses, vegetated buffers and/or architectural screens, and the control of vehicular access.
- Policy f. Utilize urban design principles to increase compatibility among adjoining uses.
- Policy g. Consider the cumulative effect of institutional uses in an area prior to allowing the location of additional institutional uses.
- Policy h. Utilize landscaping and open space along rights-of-way to minimize the impacts of incompatible land uses separated by roadways.
- Policy i. Minimize the potential adverse impacts of the development of frontage parcels on major arterials through the control of land use, circulation and access.
- Policy j. Use cluster development as one means to enhance environmental preservation when the smaller lot sizes permitted would compliment surrounding development.
- Policy k: Provide incentive for the preservation of EQCs by allowing a transfer of some density potential on the EQC area to less sensitive portions of a site. The development allowed by the increase in effective density on the non-EQC portion of the site should be compatible with surrounding area's existing and/or planned land use. It is expressly intended that in instances of severely impacted sites (i.e. sites with a very high proportion of EQC), density/intensity even at the low end of a range may not be achievable.
- Policy l: Regulate the amount of noise and light produced by nonresidential land uses to minimize impacts on nearby residential properties.
- Objective 15:** **Fairfax County should promote the use of sound urban design principles to increase functional efficiency, unify related areas and impart an appropriate character and appearance throughout the county.**







Sent from my iPhone

Begin forwarded message:

**From:** Priscilla GIBSON <[gibsongirl1897@yahoo.com](mailto:gibsongirl1897@yahoo.com)>  
**Date:** November 13, 2019 at 11:20:56 AM EST  
**To:** Charlotte Needham <[csnvictorian@yahoo.com](mailto:csnvictorian@yahoo.com)>, Alan Marshall GIBSON <[alanmgibson@yahoo.com](mailto:alanmgibson@yahoo.com)>  
**Cc:** Priscilla Gibson <[gibsongirl1897@yahoo.com](mailto:gibsongirl1897@yahoo.com)>  
**Subject:** JUSTIFICATION for Nomination Consideration Pertinent to 6152 Leesburg Pike, Falls Church, VA 22044 {21A: Fairfax County ~ Mason District} Submitted By Priscilla J Gibson: ADVANCES MAJOR POLICY OBJECTIVES

Fairfax County Planning  
Commission Office  
Government Center Building  
Suite 330 552  
12000 Government Center Parkway  
Fairfax, Virginia 22035-5505  
[www.fairfaxcounty.gov/planning/](http://www.fairfaxcounty.gov/planning/)

November 8th, 2019

Dear Commission Members:

In concert with the County's desire to advance its major policy objectives to preserve open space and provide affordable housing, we seek your concurrence with and request your approval of the following two items pertaining to our



family property located at the crossroads of Route 7 and Row Street at the above-referenced address:

- 1) WAIVER of the County-imposed requirement to build and construct a service road adjacent to Route 7 along property frontage lines; and,
- 2) ZONING elevation status from the current designation of "Residential 3/4" to "Residential 5/8," the next tier.

Our family has resided at the above-referenced property since 1929, when my grandfather, William Mason Smith, completed building our home, a Dutch-Colonial farmhouse, which today still stands proudly, after digging its foundation by-hand with a team of horses and a plow. My mother, Charlotte Smith Needham, now 93, grew up on the property through the Great Depression and WWII. I have enjoyed the property since the 1950s when catching fireflies and playing croquet in the back field were favorite family pastimes on warm Summer evenings. Surely, there have been a great many changes within our neighborhood and, indeed, throughout the entire County since those days and we would appreciate the opportunity to oversee the development of a slight portion of our family property, particularly within my mother's lifetime, in a manner that is both consistent with County policy and a tribute to our family heritage. Therefore, we present, below, for your consideration and approval, our justification for the two above-noted requests.

(1) WAIVER Request: We request a waiver of the County-imposed requirement to build and construct a side road along our property line adjacent to Route 7 primarily because it would be dangerous to both pedestrians and local vehicular traffic, and it would no longer provide a benefit to the County, as previously once envisioned, since it would be a road "to nowhere" at an already busy and heavily traveled venue.

Construction of a service road at this location would be an extreme waste of time, money and space, without benefit to the County or to us, and seemingly irresponsible in placing citizens in harm's way.



One side of the service road would end abruptly into the grass of a neighboring property lacking access to the main roadway, Route 7. The other side of such a service road, if constructed, would open directly onto Row Street, which already is used routinely as a thoroughfare and cut-through access to the neighborhood, is heavily traveled and is prohibited from connecting with any other road as The Dar al-Hisrah Mosque sits immediately across from any "would be" opening.

Thus, this requirement, as imposed currently, would truly result in a "road to nowhere" ~ serving no purpose ~ and would almost certainly disrupt the existing, considerable pedestrian and vehicular traffic. Accordingly, we request your assistance and consideration in providing us with a WAIVER to the earlier County-imposed and current requirement to construct a service road on our property in order to develop it in what we believe to be a manner mutually beneficial to the County and to our family.

(2) ZONING Elevation Request to "Residential 5/8":

We love the old family home and all of the wonderful memories it has provided over the years and would like to preserve it and continue enjoying our time here, which in the face of ever-escalating taxes and the constant development and changes surrounding us, remains challenging.

We feel that a portion of the family property, "the field," while lovingly appreciated for the lush beauty and privacy it affords us, is today no longer used as it once was when we were children, to play games and search for treasure, and that this portion of our property, if developed in accordance with our designs and desires, would benefit other County residents who may find themselves in the similar situation of wanting to remain in and enjoy all the nearby amenities and benefits of Fairfax County, perhaps on a smaller-dwelling scale.

It is the utmost desire of our family, and in particular of my mother, to be able to create and offer a cluster of affordable, appealing homes or townhomes designed with our aging community in mind and in keeping with the integrity



and character that my grandfather so personified in building our family home ~ nothing ostentatious ~ rather a home built of true quality, the type that endures a lifetime, and something to be really proud of, that provides a comfortable, cozy place to call "home" to those who may wish to do so.

With this in mind, it is our desire to develop only the back portion of our existing property, currently slightly more than an acre. To be able to do this effectively, we envision an enclave of five to seven uniquely-designed affordable homes, situated in somewhat of a horseshoe configuration to provide the most advantageous views and privacy, perhaps with a fountain at the center entryway, which would face and open onto Row Street.

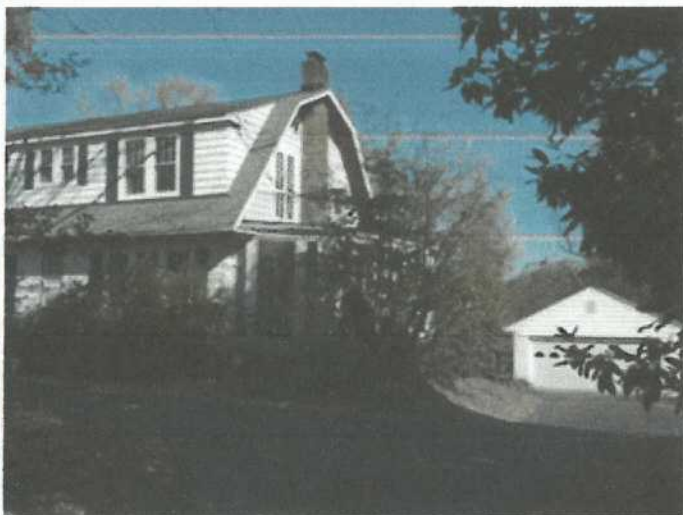
To accomplish this, we need and request your approval in re-designating our family property's zoning authorization to "Residential 5/8." As envisioned, our family home, and detached garage, would remain untouched as property #8, as would the existing vintage tall trees providing a natural barrier to the rear of the lawn. Only the open field portion of our family property would be developed and, then, only if and when an architect/builder is willing to work together with us in tandem and compliance with our desires and vision to enhance and embrace the future.

Thank you ever so much in advance for your consideration of our requests. Should you so desire, we would welcome your personal visit and insight, as well as, any further inquiries you may have regarding our family home.

Most respectfully,

Priscilla J Gibson  
703-532-0327 (h)  
703-501-0282 (c)  
[gibsongirl1897@yahoo.com](mailto:gibsongirl1897@yahoo.com)





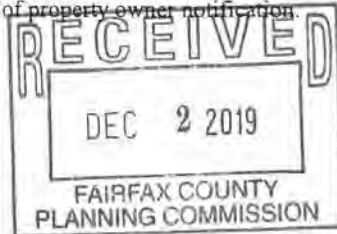




**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

TYPE OR PRINT RESPONSES IN BLACK INK

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.



THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**

Name: ALBERT RIVEROS/AGENT Daytime Phone: 703-536-5987

Address: 6443 ARLINGTON BOULEVARD

FALLS CHURCH, VA 22042

Nominator E-mail Address: N/A

Signature of Nominator (NOTE: There can be only one nominator per nomination):

*Albert Riveros*

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

SEE ATTACHED #

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

XIMENA BARRIGA, GENERAL MANAGER, SLEEPY HOLLOW PROPERTIES  
GARY SINGLETARY, CHIEF EXECUTIVE OFFICER, BEACH REALTY

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Lee ☒ Mason ☐ Braddock ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 7

Total aggregate size of all nominated parcels (in acres and square feet): 4.3 acres 187,386 sq. ft



Is the nomination a Neighborhood Consolidation Proposal: ☒ Yes ☐ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation.

SEE ATTACHE #

b. Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: 2-3 DU/AC

c. Current Zoning Designation (<https://www.fairfaxcounty.gov/geoapps/jade>).

R-3



d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

INSTITUTIONAL: ASSISTED LIVING/NURSING CARE/MEMORY CARE  
90,000 SQUARE FEET  
0.48 FLOOR AREA RATIO FAR

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?)

TWO (2) STORY BUILDING AND UNDERGROUND  
AND SURFACE PARKING

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse			
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)			
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)			
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		TOTAL:			
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**					

\*\* If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☐ Office   
 ☐ Retail & Other   
 ☒ Institutional   
 ☐ Private Recreation/Open Space   
 ☐ Industrial   
 ☐ Residential, as part of Mixed-Use (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: \_\_\_\_\_ Total Gross Square Feet: \_\_\_\_\_



Categories	Percent of Total FAR	Square Feet
Office		
Retail & Other Uses		
Institutional	.48	90,000
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage.</i>		

##### 5. MAP OF SUBJECT PROPERTY ATTACHMENT #5

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

##### 6. JUSTIFICATION ATTACHMENT #6

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☐ Addresses an emerging community concern(s);
- ☐ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - ☐ Environmental protection,
  - ☒ Revitalization of designated areas,
  - ☒ Economic development,
  - ☐ Preserving open space,
  - ☐ Affordable housing, or
  - ☒ Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☐ Reflects implementation of Comprehensive Plan guidance;
- ☒ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

Fairfax County Planning Commission Office  
<https://www.fairfaxcounty.gov/planningcommission/>  
 Government Center Building, Suite 552  
 12000 Government Center Parkway  
 Fairfax, Virginia 22035-5505



# PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
0513 05 0008	Beach Realty	6421 Arlington Blvd. Falls Church, VA 22042	5167 Lee Highway Arlington, VA 22207	.6265	<i>Mary Singleton</i>
0513 05 0030	JOANNE ROBINSON	6420 SPRING TERRACE FALLS CHURCH VA 22042	6420 SPRING TERRACE FALLS CHURCH, VA 22042	.5005	<i>Joanne Robinson</i>
0513 05 0009	HUNG TRAN RIEKO TRAN	6425 ARLINGTON BLVD FALLS CHURCH, VA 22042	15649 PIEDMONT PL WOODBRIDGE, VA 22193	.6222	<i>Hung Tran</i> <i>Rieko Tran</i>
0513 05 0010	SLEEPY HOLLOW PROPERTIES	6429 ARLINGTON BLVD FALLS CHURCH, VA 22042	6443 ARLINGTON BLVD FALLS CHURCH, VA 22042	.6385	<i>Kimena Darrigo</i>
0513 05 0011	SLEEPY HOLLOW PROPERTIES	6435 ARLINGTON BLVD FALLS CHURCH, VA 22042	6443 ARLINGTON BLVD FALLS CHURCH, VA 22042	.6548	<i>Kimena Darrigo</i>
0513 05 0012	SLEEPY HOLLOW PROPERTIES	6439 ARLINGTON BLVD FALLS CHURCH, VA 22042	6443 ARLINGTON BLVD FALLS CHURCH, VA 22042	.6706	<i>Kimena Darrigo</i>
0513 05 0013	SLEEPY HOLLOW PROPERTIES	6443 ARLINGTON BLVD FALLS CHURCH, VA 22042	6443 ARLINGTON BLVD FALLS CHURCH, VA 22042	.6873	<i>Kimena Darrigo</i>



#4



## **J2 SLEEPY HOLLOW COMMUNITY PLANNING SECTOR**

### **CHARACTER**

The Sleepy Hollow Community Planning Sector generally extends from the intersection of Arlington Boulevard (Route 50) and Sleepy Hollow Road, to Annandale Road on the west, and to the Holmes Run Stream Valley on the south. The northeastern portion of this sector, generally east of Aspen Lane (excluding existing residences) lies within the Seven Corners Community Business Center (CBC). Plan recommendations for the Seven Corners CBC are included in the Area I volume of the Comprehensive Plan, Baileys Planning District.

The remaining area is predominantly developed with low density residential uses, the exceptions being the commercial strip north of South Street and east of Annandale Road, and a small commercial strip on the east side of Annandale Road north of Tripps Run Stream Valley. A medium density residential townhouse development east of Aspen Lane provides a transition between the low density residential uses along Sleepy Hollow Road and the commercial uses in the Seven Corners CBC.

The sector is crossed by two major stream valleys, Tripps Run and Holmes Run, which flow into Lake Barcroft. Both stream valleys possess naturally broad floodplains. In addition to the need to control excessive stormwater runoff in these streams and into Lake Barcroft, Holmes Run can be used to provide linear pedestrian pathways throughout neighborhoods.

The Tripps and Holmes Run Stream Valleys are particularly sensitive for prehistoric resources. The Roundtree Park site is significant. Other heritage resources can be expected in the more dispersed neighborhoods. Victorian Farmhouse is a significant heritage resource listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Jefferson Planning District Overview section, Figures 4 and 5.

### **CONCEPT FOR FUTURE DEVELOPMENT**

The Concept for Future Development recommends the areas of Sleepy Hollow Planning Sector develop as Suburban Neighborhoods and as a portion of the Seven Corners Community Business Center.

### **RECOMMENDATIONS**

#### Land Use

The Sleepy Hollow sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Policy Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.



Figure 12 indicates the geographic location of land use recommendations for this sector.

1. The eastern boundary of the Seven Oaks Townhouses serves as the boundary between the Seven Corners CBC and residentially planned development. A substantial natural buffer should be maintained between development of this tract and the adjacent single-family residences, minimizing visual and other impacts of development. Parcels fronting on the east side of Aspen Lane (Tax Map Parcels 51-3((5))7A, 7B and 51-3((6))13A and 13B), are planned for 2-3 dwelling units per acre and Tax Map 51-3((6))20 is planned for 1-2 dwelling units per acre as shown on the Plan Map.
2. The portion of the Route 50 corridor from the intersection with Aspen Lane to South Street should remain in single-family residential use. Commercial encroachment in this area should be discouraged and access to South Street between its intersection with Arlington Boulevard and Holmes Run Road should be prohibited. South Street should serve as a barrier between the commercial activity and the residentially planned areas to the south.
3. The southeastern quadrant of Annandale Road and South Street is planned for low-rise neighborhood-serving office use up to .25 FAR with substantial buffering along the adjacent residential neighborhood. As an option, residential development at 5-8 dwelling units per acre with substantial buffering along Annandale Road and South Street may also be appropriate.
4. Parcels bounded on the west and north by Annandale Road and Kerns Road (Tax Map 60-2((1))9, 10, 11A, 13B, 15-22) are planned for residential use at 1-2 dwelling units per acre. Development above one dwelling unit per acre requires substantial consolidation in order to provide for a well-designed project.
5. The commercial strip along the south side of Arlington Boulevard, between Annandale Road and South Street, is planned for neighborhood-serving retail and office uses. Parcel 50-4((1))14 and all parcels to the east are recognized as stable commercial development.

The primary access to all development should be from Arlington Boulevard, its service drive to the south, or Annandale Road. With the exceptions of Parcel 11A (i.e. convenience store), an integrated development of parcels 13A, 13B, 13C, 13D and Parcel 21A (i.e. gas station), no access to South Street should be permitted. Adequate on-site circulation and parking should be provided such that there is no spillover traffic onto adjacent properties.

Development proposals that result in piecemeal development or further fragmentation of this area should be discouraged. Drive-in uses (with the exception of a drive-through pharmacy or a similar low intensity drive-through use), auto-oriented uses, and non-neighborhood-serving uses should be discouraged.

New development or redevelopment throughout this area should provide substantial screening and buffering to the stable single-family detached neighborhood immediately to the south.

#### Transportation

Transportation recommendations for this sector are shown on Figure 13. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations



#4

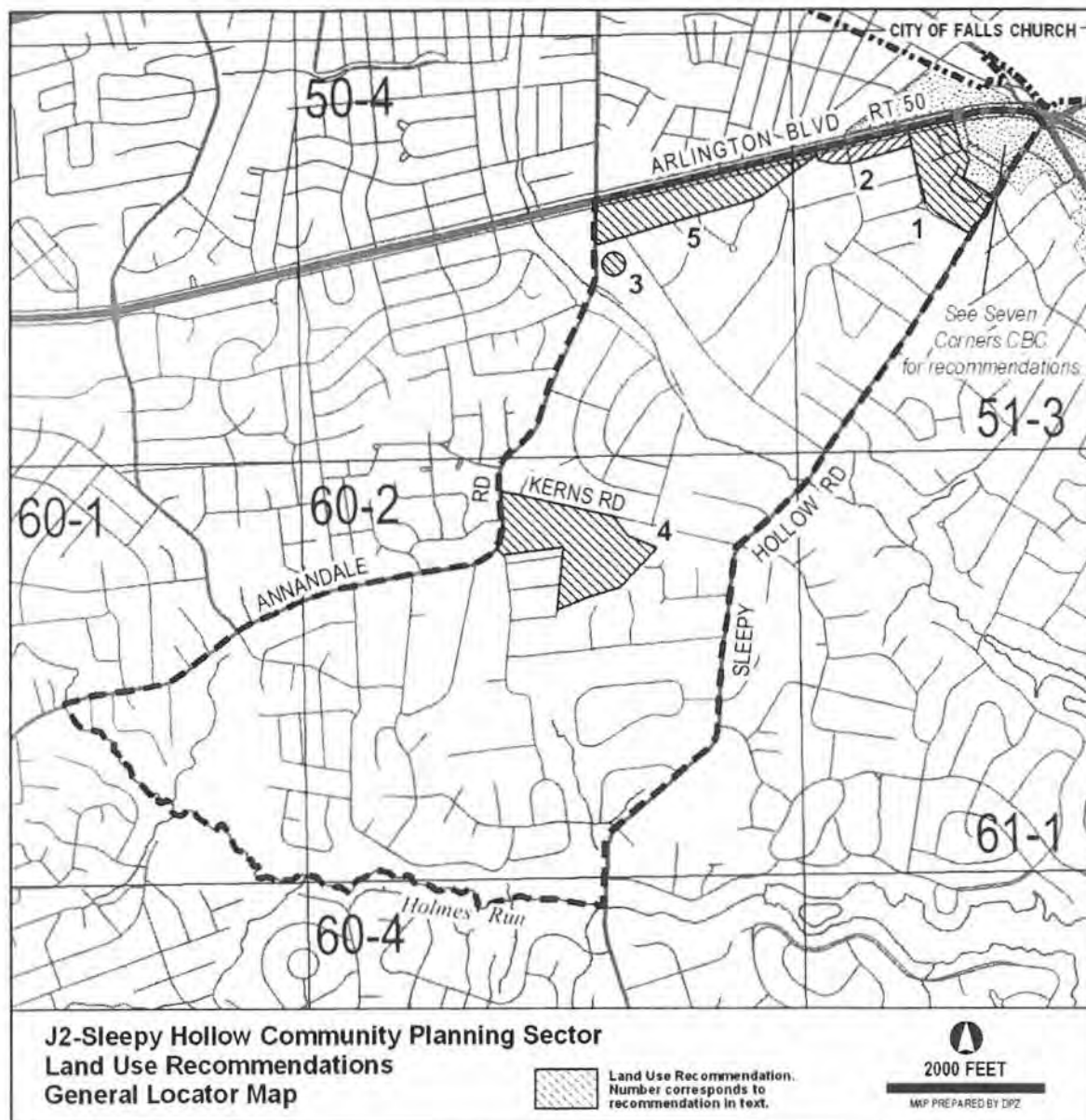
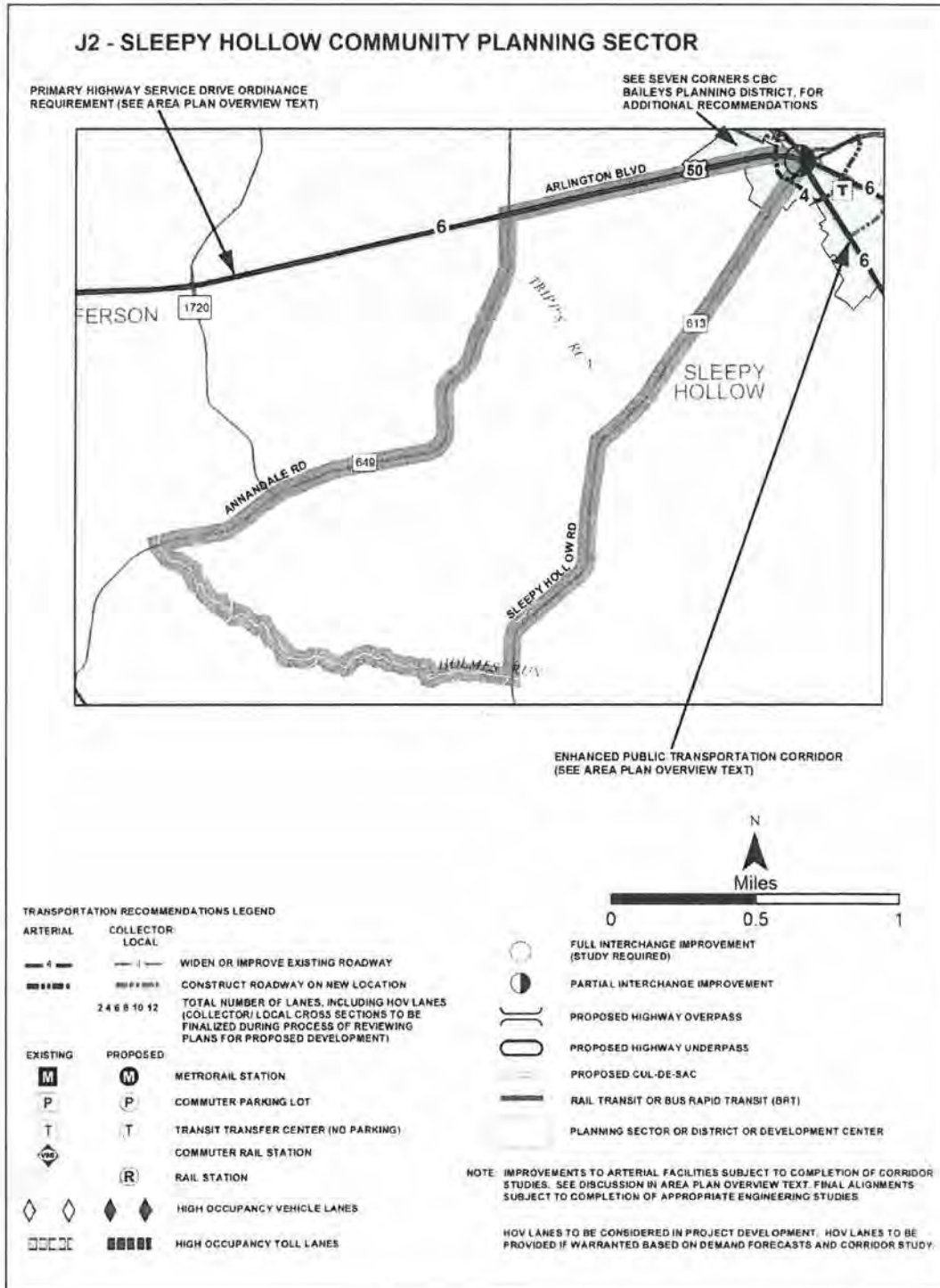


FIGURE 12





TRANSPORTATION RECOMMENDATIONS

FIGURE 13



#4

contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

#### Heritage Resources

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

#### Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 14. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

#### Trails and Bicycle Facilities

Trails planned for this sector are delineated on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available from the Department of Transportation. Trails in this sector are an integral part of the overall county system. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the county at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual.

Bicycle Facilities for this sector are delineated on the 1":4000' Countywide Bicycle Network Map which is referenced as Figure 3 in the Transportation element of the Policy Plan and is available from the Department of Transportation.





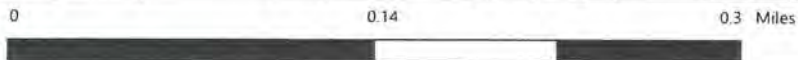
**FIGURE 14**  
**PARKS AND RECREATION RECOMMENDATIONS**  
**SECTOR J2**

PARK CLASSIFICATION	RECOMMENDATIONS
NEIGHBORHOOD PARKS:	
Bel Air Sleepy Hollow	
COMMUNITY PARKS:	
Roundtree	Complete development of Roundtree Park.
DISTRICT PARKS:	
	This sector is in the service area of Mason and Annandale District Parks.
COUNTYWIDE PARKS:	
Holmes Run Stream Valley	Ensure protection of EQC and public access to stream valley through dedication/acquisition and/or donation of open space/trail easements on privately owned land in accordance with Fairfax County Park Authority Stream Valley policy. Complete development of countywide stream valley trail.





Map Title



This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.

Geographical Context

Washington

Fairfax County, VA

#### Legend

☐ Parcels

Notes:

Map produced: 11/21/2019



## ATTACHMENT #6

### **Justification for Plan Amendment Nomination by Albert Riveros, Agent on behalf of All subject property owners**

I hereby propose a Nomination for a Comprehensive Plan Amendment ("Plan Amendment") on property identified among the Fairfax County Map records as 51-3 ((5)) 8,9,10,11,12,13,30 (the "Subject Property").

The Subject is located on the south side of Arlington Boulevard ("Route 50"), generally bordered by the intersections of Aspen Lane and Beechwood Lane. The Subject Property consists of seven (7) contiguous parcels that total approximately 4.3 acres and are zoned R – 3.

The Subject is predominantly improved with single-family detached residences located within the Hillwood subdivision.

The purpose of the Plan Amendment is to permit Institutional development on the Subject Property, including a variety of assisted living/nursing care/memory care facilities as separate uses, at an intensity of up to 0.48 FAR, subject to requirements for logical consolidation and appropriate buffering.

The Fairfax County Comprehensive Plan (the "Plan") includes the Subject Property within the Sleepy Hollow Community Sector of the Jefferson Planning District (Area I).

The Plan indicates that the Subject Property is planned for residential development at a range of two (2) to three (3) dwelling units per acre ("du/ac"). The Plan states that the Subject Property should remain in single-family use, and further provides that commercial encroachment of this area should be discouraged. The Plan additionally states that South Street should serve as the buffer between commercial activity [along the Route 50 corridor] and residentially planned areas to the south.

The area surrounding the Subject Property contains a mix of residential and commercial uses at various intensities. The Subject Property is bounded on the east by the Seven Oaks subdivision, which is zoned R – 12. Properties located on the north side of Route 50 immediately west of Seven Corners include the following zoning classifications: C – 7, PDC, C – 6, and R – 4. That area to the west of the Subject Property on the south side of Route 50 between South Street and Annandale Road is characterized by strip commercial development zoned C – 3, C – 5 and C – 8. Single-family residences zoned R – 3 are located to the south of the Subject Property. Overall, existing development along Route 50 in proximity to the Subject Property is typified by more intensive commercial and residential uses.

The adopted Plan's recommendation as applicable to the Subject Property is both anomalous and inappropriate in light of the existing uses associated with



other similarly situated properties located along Route 50. The existing designation of the Subject Property is an oversight or land use related inequity, and should be amended to permit an Institutional development on the Subject Property, including a variety of assisted living/nursing care/ memory care facilities as separate uses. The current lack of uniformity between the Plan designation for Subject Property and character of development in the surrounding area evidences an inefficient land use pattern that has resulted in deleterious effects. The existing residences that comprise the Subject Property are plagued by near constant noise emanating from Route 50, one of the most heavily-traveled commuter thoroughfares in Northern Virginia. This problem is compounded by the fact that access to these lots is oriented to Route 50, effectively isolating these homes from the residential communities to the south. The adverse impacts associated with these conditions are untenable, with the existing neighborhood in ever-growing need of refurbishment. The fact that each property owner within the Subject Property has petitioned in support of this consolidation and redevelopment proposal demonstrates that this area is no longer viable as a low-density residential use.

This Plan Amendment to change the recommendation for the Subject Property to Institutional-use is justified for several reasons. First, revitalization of the Subject Property can be accomplished with a uniform development plan that contains an Institutional development on the Subject Property, including a variety of assisted living/nursing care/ memory care facilities as separate uses. Requirements for logical parcel consolidation and appropriate buffering will foster a cohesive functional community that will be better guarded from the adverse effects of Route 50, while protecting the residences south of the Subject Property. Moreover, a uniform development plan with fewer points of access to Route 50 represents a significant improvement over the numerous separate driveway entrances from the Subject Property to the service road along Route 50 that currently exist. The Plan Amendment will achieve a more flexible planning framework, one which recognizes the need for an Institutional development on the Subject Property, including a variety of assisted living/nursing care/ memory care facilities as separate uses at this strategic, yet under utilized, location.

In conclusion, I hereby nominate the Subject Property for a Plan Amendment to recommend the Subject Property, including a variety of assisted living/nursing care/memory care facilities as separate uses, at an intensity of up to 0.48 FAR, with logical consolidation and appropriate buffering. This designation will remedy a land use inequity and/or oversight which exists under the adopted Plan. Furthermore, the proposal is more compatible with the uses and intensities of similarly-situated properties. The nomination will result in a Plan designation that is more compatible with development of other properties located along Route 50, and thus be in harmony with the character of the area.



December, 2019/January, 2020

Fairfax County Planning Commission  
 12000 Government Center Parkway  
 Suite 552  
 Fairfax, VA 22035

Dear Sir or Madam:

We, the undersigned, are the owners of residential property included in the 2019-2020 South County Site Specific Plan Amendment (SSPA) nomination for Tax Map Parcels 0513 05 0008; 0513 05 0030; 0513 05 0009; 0513 05 0010; 0513 05 0011; 0513 05 0012; and 0513 05 0013 being submitted by Albert Riveros. We support the nomination to replan our property for Institutional: assisted living/nursing care/memory care; intensity 0.48 Floor Area Ratio (FAR), and density 90,000 square feet, with logical consolidation and appropriate buffering.

Thank you.

<u>Property Owner Signature</u>	<u>Parcel Address</u>	<u>Tax Map #</u>	<u>Acreage</u>
Beach Realty, LP  By: <u>Gary Singletary</u> Name: <u>Gary Singletary</u> Its: <u>Chief Executive Officer</u>	6421 Arlington Boulevard Falls Church, VA 22042	0513 05 0008	0.6265
<u>Joanne P. Robinson</u> Joanne Robinson	6420 Spring Terrace Falls Church, VA 22042	0513 05 0030	0.5005
<u>Hung Tran</u> Hung Tran  <u>Rieko Tran</u> Rieko Tran	6425 Arlington Boulevard Falls Church, VA 22042	0513 05 0009	0.6222
Sleepy Hollow Prop., LLC  By: <u>Ximena Barriga</u> Name: <u>Ximena Barriga</u> Its: <u>General Manager</u>	6429 Arlington Boulevard  6435 Arlington Boulevard  6439 Arlington Boulevard  6443 Arlington Boulevard Falls Church, VA 22042	0513 05 0010  0513 05 0011  0513 05 0012  0513 05 0013	0.6385  0.6548  0.6706  0.6873





**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

TYPE OR PRINT RESPONSES IN BLACK INK

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**

Public Storage, successor to Storage Equities/PS Partners VII -Ravensworth

Name: \_\_\_\_\_ Daytime Phone: 703-525-4000 (agent)

Address: 4312 Ravensworth Road, Annandale, VA 22003

Nominator E-mail Address: mviani@beankinney.com (agent)

Signature of Nominator (NOTE: There can be only one nominator per nomination):

\_\_\_\_\_  
 Mark M. Viani, Esq., Agent

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

\_\_\_\_\_  
 Attorney/Agent

Mark M. Viani, Esq., Agent

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Lee ☒ Mason ☐ Braddock ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 1.76 acres 76,666 sq. ft.



Is the nomination a Neighborhood Consolidation Proposal: ☒ Yes ☐ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

**a.** Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation.

See Attached Comprehensive Plan Excerpt.

**b.** Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: Alternative Uses

**c.** Current Zoning Designation (<https://www.fairfaxcounty.gov/geoapps/jade>).

C-8 / CRD



d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

Self-storage up to four stories.

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

See Attached Statement of Justification.

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse			
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)			
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)			
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		<b>TOTAL:</b>			
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**					

**\*\* If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.**

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☐ Office
 ☒ Retail & Other
 ☐ Institutional
 ☐ Private Recreation/ Open Space
 ☐ Industrial
 ☐ Residential, as part of Mixed-Use

(specify uses in table)

Total Floor Area Ratio (FAR) Proposed: 2.0 Total Gross Square Feet: 153,332



Categories	Percent of Total FAR	Square Feet
Office		
Retail & Other Uses		up to 153,332
Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	<b>153,332</b>
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage.</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☐ Addresses an emerging community concern(s);
- ☒ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - o Environmental protection,
  - o Revitalization of designated areas,
  - o Economic development,
  - o Preserving open space,
  - o Affordable housing, or
  - o Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☒ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

**Fairfax County Planning Commission Office**  
<https://www.fairfaxcounty.gov/planningcommission/>  
**Government Center Building, Suite 552**  
**12000 Government Center Parkway**  
**Fairfax, Virginia 22035-5505**



### PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

<b>Tax Map Number</b>	<b>Name of Property Owner</b>	<b>Street Address of Parcel</b>	<b>Mailing Address of Owner</b>	<b>Parcel size in acres</b>	<b>Signature of owner or Certified Receipt Number</b>
0711 01 0020	PUBLIC STORAGE, SUCCESSOR OF:	4312 Ravensworth Road, Annandale, VA 22003	PO BOX 25025 DEPT PT VA-23719 GLENDALE CA 91201	1.76	See page 1 of the Application.
	STORAGE EQUITIES PS/ PARTNERS VII RAVENSWORTH				



December 23, 2019

By Email (Plancom@fairfaxcounty.gov)  
Fairfax County Planning Commission Office  
Government Center Building  
Ste. 552  
12000 Government Center Parkway  
Fairfax, VA 22035-5505

Re: 2019-2020 South County Site Specific Plan Amendment ("SSPA")  
Process Nomination to Amend the Comprehensive Plan  
Public Storage successor to Storage Equities/PS Partners VII-Ravensworth  
Tax Map: #0711 01 0020  
4312 Ravensworth Road, Annandale, VA 22003  
Submittal of Updated Information

To the Fairfax County Planning Commission Office:

On behalf of Public Storage, I am submitting the enclosed updated SSPA referenced above for consideration, which reflects the changes directed by the Clerk to the Planning Commission, as follows. Under General Information of the SSPA application form, we modified the parcel's aggregate size from 1.712 acres to 1.76 acres. Under 4.b of the SSPA application form, we indicated the current plan map designation as "Alternative Uses." Under 4.g. of the SSPA application form, we reconciled the proposed total FAR and/or the total gross square feet proposed with the updated parcel size information and we also updated the related tables. Further, we updated the Statement of Justification to reflect the modifications noted above.

Please kindly confirm receipt of this letter and the enclosed application package. Also, please call with your comments, questions and instructions. Thank you.

Respectfully submitted,



Mark M. Viani

Enclosure





Fairfax County Planning Commission Office  
Tax Map: #0711 01 0020  
4312 Ravensworth Road, Annandale, VA 22003  
Submittal of Updated Information  
Page 2 of 2  
December 23, 2019

cc's, with enclosure, via email:

Mr. Bryan Botello  
Ms. Meghan Van Dam  
Mr. Daniel Matula  
Matthew Roberts, Esq.

Mr. Jacob Caporaletti  
Mr. Graham Owen  
Mr. Michael Vahle  
Timothy Dugan, Esq.



## STATEMENT OF JUSTIFICATION

Site Specific Plan Amendment Application

Property Address: 4312 Ravensworth Road, Annandale, VA 22003; Tax Map # 0711 01 0020

### 1. Introduction

Public Storage seeks to replace its existing single-story bays of self-storage located at 4312 Ravensworth Road in Annandale (the "Property") with a modern, climate-controlled, four-story self-storage facility of up to approximately 153,332 s.f. Public Storage now nominates the Property for a Site Specific Plan Amendment to expressly allow self-storage uses up to 2.0 FAR on this parcel. Public Storage intends to file a concurrent rezoning application to rezone the Property to the Planned Development Commercial (PDC) district. A modern, self-storage facility, designed to accommodate various types of other uses, such as office and/or retail, with only minor modifications, as future circumstances might warrant, would provide a bridge for the possibility of a more mixed use project. The proposed project would include state-of-the-art stormwater facilities. The building would be oriented on the site to accommodate north/south and east/west roadway and pedestrian circulation through the Property. Such a grid would facilitate pedestrian-scaled blocks within sub-unit B-2 and future inter-parcel connections. Self-storage supports current and planned multifamily development and retail businesses in the nearby vicinity as residents and business owners need additional storage space. A variety of public benefits, suitable for the project, may be considered to further the Plan's objectives. The CBC supports providing incentives for business and property owners to upgrade the area's attractiveness and viability by enhancing the competitiveness of its retail establishments. The proposed project would be consistent with the Plan's objective of affording the owner with the flexibility to design a project that fits their needs, and be consistent with the Plan's general goal of revitalization, and of providing a more attractive and functionally efficient facility within the community-serving retail.

### 2. The Subject Property

The Property consists of a total of 76,666 s.f. (1.76 acres). This Property is currently zoned to the C-8 district and it is within the Annandale Community Revitalization District. Public Storage owns the Property and currently operates several bays of single-story self-storage units, which date back to the 1970s. These self-storage units are standard non-climate controlled facilities with roll-up garage door accessibility. The total building area currently on-site is approximately 36,355 s.f. The Board of Supervisors approved Special Exception SE 87-A-062 in 1988 to allow a change of ownership for the Property and the self-storage units. The Property has vehicular access off of Ravensworth Road in Annandale just south of the intersection with Little River Turnpike. The Property is irregularly shaped with an average elevation below the surrounding properties. The Property has a narrow frontage along Ravensworth Road and the majority of the Property is set back in the middle of the block.

### 3. Proposed Use and Building on the Subject Property

Public Storage proposes to replace the existing self-storage units with a state-of-the-art, climate-controlled four-story self-storage building. The new self-storage facility will feature architecture that is office-like in appearance. As discussed, outdated stormwater management facilities will be upgraded to meet the current Fairfax County stormwater management requirements.

### 4. Current Comprehensive Plan Provisions

The Property is located within Sub-unit B-2 in the Annandale Community Business Center. This Sub-unit is planned for residential, commercial, or mixed-use development. Parcel consolidation for



redevelopment is highly recommended. The base development option allows building heights on this portion of Sub-unit B-2 up to six stories. The incentive development option is not available for this portion of Sub-unit B-2. New storage uses are discouraged in the Annandale CBC, but it is noted that if such uses are considered, they should be incorporated into a mixed-use development. The CBC provisions note that as an example, a self-storage facility that includes office and retail facing the street would be preferable to a warehouse without an active use component. The Comprehensive Plan states that reduction of stormwater runoff volume is the single most important stormwater design objective for Annandale. Environmentally-friendly stormwater design is an integral design principle for new projects in the Annandale CBC. Low Impact Development (LID) techniques are emphasized to return water into the ground where soils are suitable or reuse it, where allowed, to the extent practicable.

#### 5. Proposed Comprehensive Plan Amendment

In the instant case, it is significant that the proposed project is not the infill of a new use but a repositioning and revitalization of a long standing, 50 year, self storage business, that will better serve the CBC's objectives. Public Storage seeks to amend the Comprehensive Plan provisions for this Property to expressly permit a self-storage use up to four stories and up to 149,600 s.f. (FAR of 2.0). The Property has been occupied by non-climate controlled self-storage units for nearly fifty years. Despite the units' functional obsolescence, the facility remains very popular, given the growing need for self-storage in the Washington region. The current Comprehensive Plan provisions for the Annandale CBC state that self-storage uses are discouraged unless incorporated into a mixed-use development. Here, given the unique shape of the Property and its limited frontage along Ravensworth Road, mixed use development is not a feasible option; however, some adaptable use building design features would allow for the possibility of such accommodation in the future. Adjoining sites are not suitable for consolidation, and are not expected to be suitable in the foreseeable future. Antiquated stormwater management facilities combined with the natural topography of the site, which sits below the surrounding properties, have caused increased flooding on the Property in recent years.

Public Storage would replace its existing single-story bays of self-storage with a modern, state-of-the-art, climate controlled self-storage facility. It would be designed to be an adaptive building. The on-site stormwater management would meet today's standards. The building would be oriented on site to allow for north/south and east/west roadway and pedestrian circulation through the Property, which would facilitate pedestrian-scaled blocks within sub-unit B-2 and future inter-parcel connections. A four-story, modern self-storage facility could be designed to take advantage of the natural topography and shape of the Property to screen portions of the proposed facility from Ravensworth Road and adjoining properties, to implement the goals of the plan for greater heights and densities and commercial revitalization. The replacement project would implement stormwater design and techniques recommended in the CBC. Furthermore, self-storage supports current and planned multifamily development and retail businesses in the nearby vicinity as residents and business owners need additional storage space.

Thank you for your consideration. Please let us know if you require any further information to complete your review.



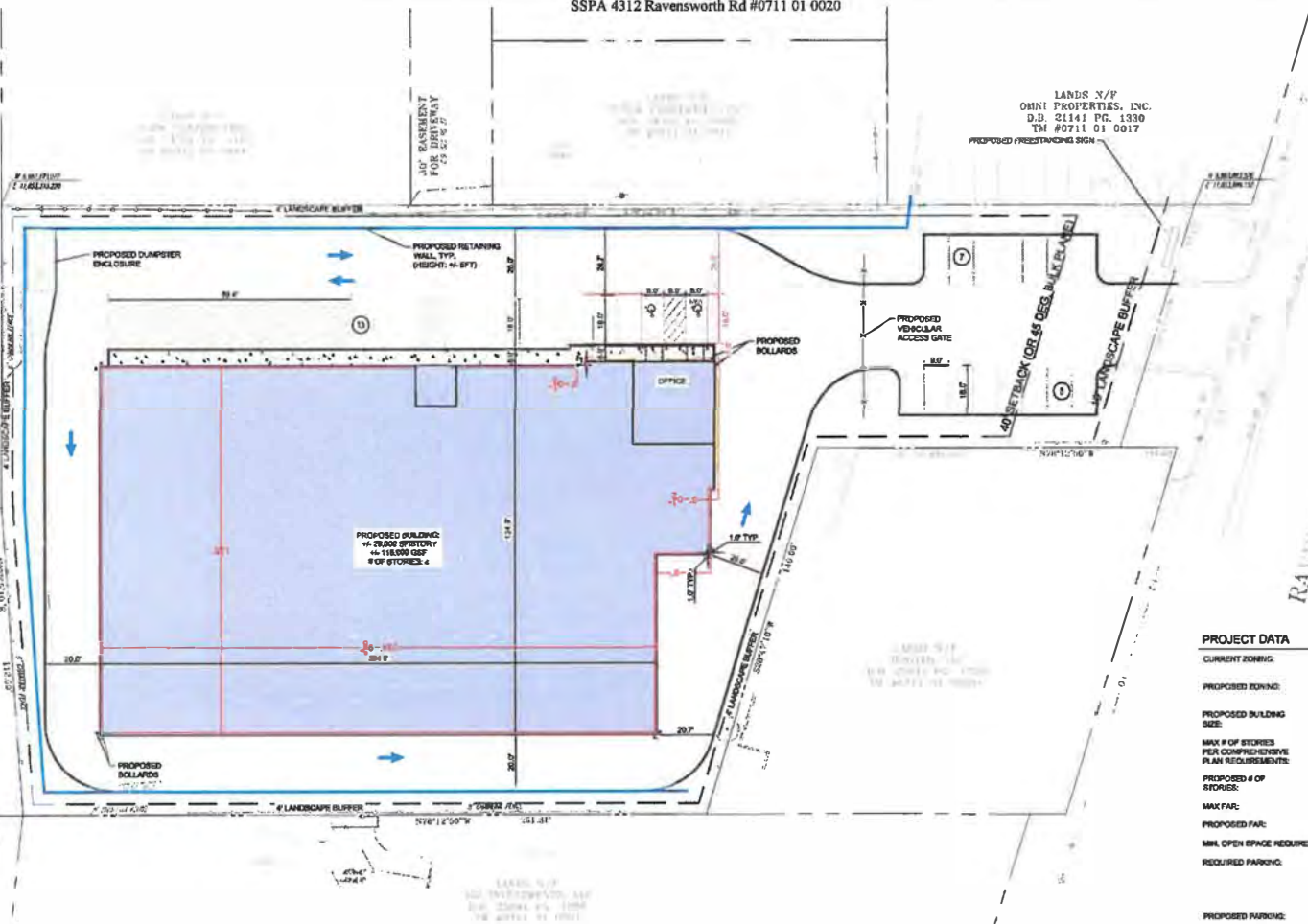


Map Scale: 1" = 200' Feet or 1:40,000  
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# OVERLAY EXHIBIT

SSPA 4312 Ravensworth Rd #0711 01 0020



## PROJECT DATA

CURRENT ZONING:	D-8 (HIGHWAY COMMERCIAL DISTRICT)
PROPOSED ZONING:	POC (PLANNED DEVELOPMENT COMMERCIAL DISTRICT)
PROPOSED BUILDING SIZE:	4-28,000 SF STORY (4-118,000 SF TOTAL)
MAX # OF STORES PER COMPREHENSIVE PLAN REQUIREMENTS:	4 STORES
PROPOSED # OF STORES:	4 STORES
MAX FAR:	2.50
PROPOSED FAR:	1.47
MIN. OPEN SPACE REQUIRED:	15%
REQUIRED PARKING:	9 SPACES (2.2 SPACES PER 1,000 SF OF GFA OF OFFICE SPACE PLUS 1 SPACE PER EMPLOYEE, AND 2 SPACES FOR A RESIDENT MANAGER)
PROPOSED PARKING:	28 SPACES

## PROCESS OVERVIEW:

1. REZONING: IN ORDER TO ACHIEVE THE PROPOSED DENSITY (FAR) OF THIS A LAYOUT A REZONING WOULD BE REQUIRED FROM D-8 TO POC. REZONING REQUIRED REQUIRES A CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP).
2. SPEC A SPECIAL EXCEPTION PLAT WOULD NEED TO BE SUBMITTED A SIMULTANEOUSLY WITH THE CDP AND FDP FOR THE USE IN THE PROPOSED POC DISTRICT.
3. SITE PLAN: SITE PLANS CANNOT BE SUBMITTED TO THE COUNTY UNTIL THE PROJECT HAS OBTAINED APPROVAL FROM THE BOARD OF SUPERVISORS FOR THE REZONING AND SPEC. CONCURRENT PROCESSING OF THE ENTITLEMENT PLANS AND THE SITE PLANS IS ALLOWED AT THE DISCRETION OF THE SUPERVISORS OFFICE.

## LEGEND

- RETAINING WALL
- ONE-WAY ARROWS



## REASONS WHY CURRENT EXHIBIT DOES NOT MEET SP PLAN:

1. A FOUR (4) FT MINIMUM LANDSCAPE IS REQUIRED ALONG INTERNAL PROPERTY BOUNDARY LINES BASED ON ADJACENT EXISTING USES.
2. EXISTING SITE TOPOGRAPHY REQUIRED RETAINING WALLS ALONG THE NORTHERN, WESTERN, AND SOUTHERN PROPERTY LINES AS SHOWN ON THE PROPOSED EXHIBIT. THE EXISTING 1-STORY STORAGE BUILDINGS ARE CURRENTLY ACTING AS THE RETAINING WALLS. AS THE DIFFERENCE IN GROUND ELEVATION AT THE REAR OF THE EXISTING BUILDINGS TO THE FRONT OF THE EXISTING BUILDINGS (ALONG THE PERIMETER OF THE PROPERTY) IS APPROXIMATELY 4'-11" DROP, THIS PLAN ASSUMES A TIE-BACK RETAINING WALL.
3. EXISTING DRAINAGE PATTERNS REQUIRE PROPOSED GRASS SWALES ALONG THE TOP OF THE PROPOSED TIE-BACK RETAINING WALLS IN ORDER TO COLLECT THE EXISTING RUNOFF COMING ONTO OUR PROPERTY FROM OFFSITE APPROPRIATELY.
4. THE COMBINATION OF REQUIRED LANDSCAPE BUFFER GRASS SWALES, AND RETAINING WALLS REQUIRES THE CURRENTLY SHOWN OFFSET FROM THE PROPERTY BOUNDARY LINE IN ORDER TO PROPERLY CONSTRUCT THE SITE AS SHOWN WITHOUT OBTAINING OFFSITE EASEMENTS.

**Kimley»Horn**

11400 COMMERCE PARK DR. SUITE 400, WESTON, VA 20181  
PHONE: 703-894-1300 FAX: 703-894-1350  
WWW.KIMLEY-HORN.COM

FOR  
INFORMATIONAL  
PURPOSES  
ONLY

PRELIMINARY  
CONCEPT PLAN C2-1  
4312 RAVENSWORTH RD

PUBLIC STORAGE  
ANNANDALE  
PREPARED FOR  
PUBLIC STORAGE  
FAIRFAX COUNTY, VIRGINIA

SHEET NUMBER  
EX-2-1

01479166



## **ANNANDALE COMMUNITY BUSINESS CENTER**

The Plan for the Annandale Community Business Center (CBC) consists of a discussion of the area's character, its planning history, and recommendations for revitalization and future development. These recommendations include areawide guidance for land use, urban design, and transportation, as well as specific guidance for each of the land units that comprise the CBC.

### **LOCATION AND CHARACTER**

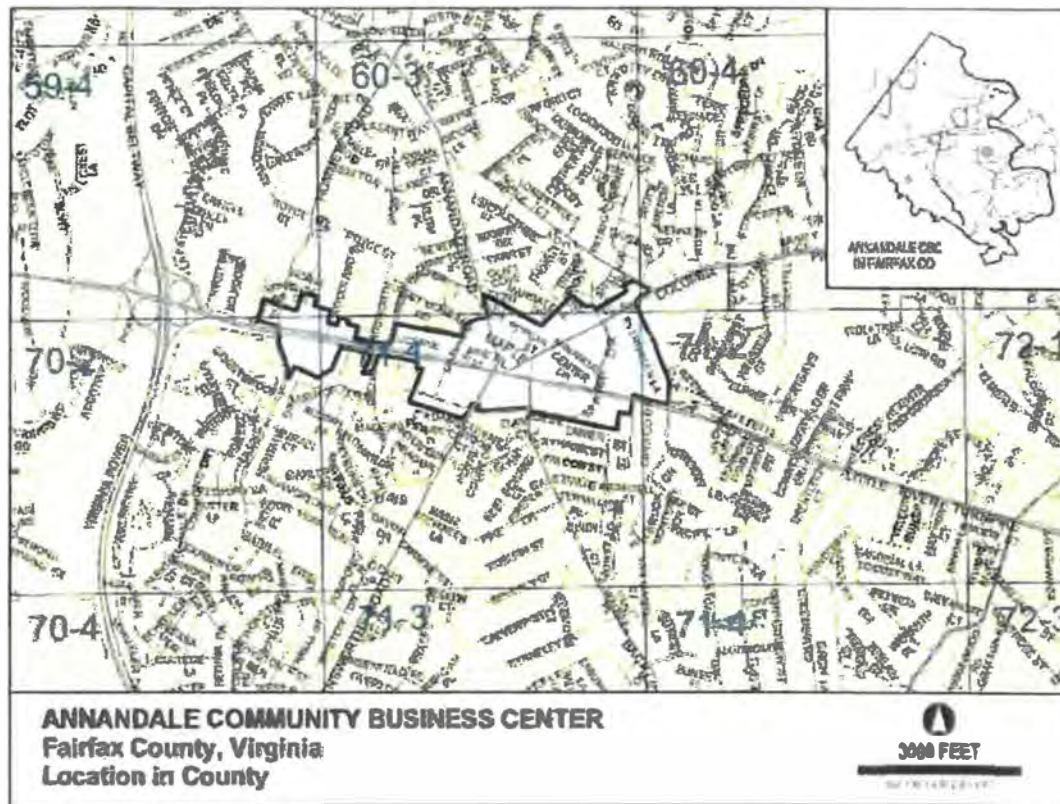
The Annandale CBC is located in the heart of the Annandale community and includes the predominantly commercial area that is oriented to the Little River Turnpike (Route 236) and Columbia Pike (Route 244) corridors, between Heritage Drive and Evergreen Lane (see Figure 8). At the center of the CBC are the intersections of Little River Turnpike with Annandale/Ravensworth Roads and with Columbia Pike and Backlick Road. The CBC includes approximately 200 acres, with a scattering of residential uses and more than two million square feet of retail, office, and public uses built or renovated primarily between the 1940s and 1990s. It may be characterized primarily as a concentration of highway-oriented strip-commercial development, individual stores, older houses converted to commercial use, neighborhood shopping centers, and medium- and low-intensity office buildings. Today Annandale is a vibrant and culturally diverse community which attracts visitors from around the world due to its special character.

### **DEVELOPMENT AND PLANNING HISTORY**

The foundation of today's Annandale CBC was laid when two of Fairfax County's earliest transportation improvements were made. Little River Turnpike, built in 1805 to carry commerce from the Virginia Piedmont to Alexandria, was the first toll-road or "turnpike" to be built in northern Virginia. In 1808, Columbia Pike was built to offer an alternative route across the Potomac River to the new and growing city of Washington. By the 1830s, the small cluster of houses and commercial establishments at the intersection of these two roads became known as "Anandale" and then "Annandale" in the 1850s. As more houses, stores, churches, and a post office were built, the community grew slowly through the 19<sup>th</sup> century and the first half of the 20<sup>th</sup> century. After World War II, Annandale was affected by the rapid residential and commercial growth of Fairfax County that resulted in, on a significantly larger scale, the "crossroads village" that is the Annandale CBC of today.

Since the 1950s, that portion of the Annandale community centering on the intersection of Little River Turnpike and Columbia Pike has been planned for commercial use. The concept of Community Business Centers (CBC) and the Annandale CBC was introduced into the county's Comprehensive Plan in the early 1990s. Recognizing the age of many structures in older commercial areas throughout the county, and the opportunities and constraints of commercial revitalization and redevelopment in these areas, the Fairfax County Board of Supervisors initiated a commercial revitalization program in 1987. This program is a public/private partnership created to improve the economic vitality of those older areas that provide community-serving commercial uses while serving as community focal points. A primary focus of this program is to provide incentives for business and property owners to upgrade the attractiveness and viability of the area by enhancing the competitiveness of its retail establishments.





**FIGURE 8**

To help the revitalization process, a consultant's study of Annandale's commercial core was undertaken. Completed in October 1997, the study included market analyses as well as urban design, transportation, and redevelopment recommendations for the Board-designated Annandale Revitalization Area which includes the Annandale CBC.

In 1998, the Board designated the Annandale CBC as a special study area for the purpose of considering changes to the Comprehensive Plan that would encourage and support community revitalization efforts. The special study built upon the foundation of previous efforts and projected the development potential for the Annandale CBC based on an analysis of planned infrastructure and environmental constraints. The capacity of the planned transportation system (which includes several circulation improvements and a major widening of Little River Turnpike) was the major influence in establishing the area's maximum development potential.



Also in 1998, the Board designated the area comprising the Annandale CBC as a Community Revitalization District (CRD) to improve the economic vitality and attractiveness within and around this area, to improve pedestrian and vehicular circulation throughout the area, and to maintain the community-serving function of the commercial area. Designation as a CRD entails placing an additional zoning overlay district over the area in furtherance of the county's commitment to revitalization. The overlay district establishes a unique set of regulations, which provide flexibility in the development or redevelopment of properties located within the CRD. In addition, it provides for facilitated review of development proposals and amendments to the Comprehensive Plan. CRDs are desirable areas for consideration of public/private partnerships to generate and support investment activity.

The Annandale Central Business District Planning Committee (ACBDPC) has taken on the role as keeper of the Annandale vision. With its origin in the Annandale Beautification Committee established in 1984, the ACBDPC expanded its mission to include working with Fairfax County to improve community pride and promote a "sense of place," working with local residents, civic associations, and business groups.

To provide more flexibility in the redevelopment of uses in the Annandale CBC, the Comprehensive Plan was amended in 2010 to incorporate a form-based development review process. This approach focuses on urban design, including building form and height to describe the development capacity of properties within the CBC. It also emphasizes the importance of context-sensitive design principles and streetscape with the planning and implementation of roadway improvements.

#### CONCEPT FOR FUTURE DEVELOPMENT

The Comprehensive Plan for the Annandale CBC encourages redevelopment that will increase the residential population and promotes high-quality, pedestrian-oriented development. The Plan for the Annandale CBC envisions a vibrant mix of land uses that significantly enhances the quality of life for its own and neighboring residents, while enabling businesses to prosper and actively contribute to the economic and social vitality of Annandale. The concept will result in a series of focal points within the Annandale area in which people can live, work, and walk to shopping and entertainment uses in a pedestrian-oriented environment. The higher-density, mixed-use development will strengthen the street edge and reinforce a sense of place. By encouraging the highest quality development, the full potential of the area can be attained while protecting and strengthening the residential communities that surround the CBC. People in nearby residential areas will have attractive walking access to the CBC where their retail and entertainment needs can be satisfied, and their lives enriched by local community activities.

Planning objectives for achieving this vision include:

- Objective 1: Promote attractive, high-quality development that exhibits the best in design and contributes to the overall vision of Annandale as a premiere place to live, work, and play.
- Objective 2: Encourage revitalization and redevelopment throughout the Annandale CBC that creates a more attractive and functionally efficient community-serving commercial and mixed-use area that emphasizes pedestrian amenities and circulation.
- Objective 3: Retain and enhance businesses serving the community and promote new residential development within the Annandale CBC.



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- Objective 4: Ensure a pattern of land uses that promotes the stability of neighboring residential areas by establishing transitional areas and preventing commercial encroachment into such areas.
- Objective 5: Establish civic gathering spaces, green spaces, and other public amenities such as a community center, cultural center, public parks, and transit facility which will contribute to a sense of place in the Annandale CBC where the diverse communities represented by Annandale residents, businesses, and property owners can interact.
- Objective 6: Encourage mixed-use development, where appropriate, and pedestrian-oriented “destination type uses,” including restaurants and boutique retail which promote pedestrian movement and facilitate human interaction.
- Objective 7: Incorporate planned roadway improvements which reflect context sensitive design principles and include elements of “complete streets.”
- Objective 8: Create focal points using the potential traffic circle at the intersection of Backlick Road, Columbia Pike and Maple Place; the Toll House Park; and existing historic sites to foster a sense of place.

**AREAWIDE RECOMMENDATIONS**

Planning Approach

This Plan moves away from traditional techniques in favor of a form-based approach that emphasizes the form and function of future development while providing flexibility with respect to specific land uses and intensities. This flexibility is promoted in two ways:

- 1) *Providing a Variety of Uses* – In lieu of single land-use recommendations, the Plan provides for multiple uses and a mix of uses in a majority of the area. Properties are typically not limited to any one use - residential or retail for example, but are recommended to create mixed-use development where appropriate. Such mixed-use development is appropriate to enhancing the community business center of Annandale.
- 2) *Emphasizing Form Instead of FAR* – The Plan utilizes building form, design, and height to inform the development potential of properties within the CBC in lieu of more traditional FAR limitations. As such, the amount of building area allocated to any given property or assemblage will be prescribed by building height and the urban design guidelines instead of FAR, so long as the project meets the building height, urban design guidelines, parking requirements, and other criteria which may further impact the amount of buildable area.

This approach recognizes that FAR is not always a good indicator of building form or project viability. With this form-based approach, potential developers will have flexibility to design a project which meets their needs, while conforming to the vision of the community.

The form-based approach utilizes a maximum total development potential which applies to the entire Annandale CBC. Capacity potential for individual developments will be dependent on



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satisfaction of certain criteria outlined within the Comprehensive Plan which support the best quality redevelopment of the CBC. The total available development potential is limited by the transportation network capacity. As a result, the overall maximum total build-out for the entire CBC is 7.11 million square feet, with a general allocation of square footage among the different land uses as indicated in Figure 9.

**Figure 9: Existing and Planned Development**

LAND USE	EXISTING / APPROVED 2010 (sf)	PLANNED (sf)
Office	1,605,000	2,370,000
Retail	1,265,000	1,830,000
Residential	90,000	2,710,000
Other (Public / Civic)	100,000	200,000
Total	3,060,000	7,110,000

Note: Existing/Approved 2010 category includes projects which have been approved, but are not constructed, reduced by the area of existing buildings which will be demolished to allow for redevelopment. The planned residential development does not include potential housing as set forth under the Affordable Dwelling Unit (ADU) Ordinance and the Board of Supervisors Workforce Housing Policy (WDU).

The redevelopment of the Annandale CBC can be achieved using the form-based approach to guide the general type, intensity, and distribution of development. The form-based approach is comprised of four major components:

1. Building Types
2. Maximum Building Height
3. General / Specific Land Uses
4. Urban Design Guidelines

These four components, along with the general Plan guidance, will be used to implement the vision of the Annandale CBC. The intent is to provide a simple, easy-to-understand method for determining development options as well as flexibility in implementation. The Building Type chart (Figure 10) outlines the general building form, site configuration, and general uses which are recommended. The Building Height maps (Figures 12 and 13) indicate the recommended maximum building height. A base building height and an optional incentive building height are indicated. General land use guidelines, as well as detailed sub-unit guidance describe the uses recommended for each parcel, and include specific conditions to be addressed. Finally, the Streetscape Guidelines describe four types of street frontages and the expected pedestrian realm improvements for each type street frontage.

**Building Types**

The types of development which can be expected to occur in Annandale are described in Figure 10, the Building Types. This table provides guidance regarding the use, form, and general



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**GENERAL LAND USE GUIDELINES**

General and specific guidance is essential to implementing the vision of the Annandale CBC. The following guidelines are intended to supplement the land unit recommendations.

Supported Uses

In general, mixed-use development is planned throughout the CBC, with a few limitations, as addressed in the land unit recommendations. Residential, commercial, office, hospitality, civic and retail uses or a mixture of those uses are expected within the Annandale CBC. Arts and cultural uses are generally supported throughout the CBC. Live-work uses, as well as shared on-site sales and arts development spaces should also be promoted.

Discouraged Uses

Uses that detract from the vision of the CBC should be discouraged. These include, but are not limited to:

- *Storage and Distribution* - Storage or distribution as primary use should be discouraged. These uses detract from the vision of a vibrant, urban community. If these kinds of uses are considered, they should be incorporated into a mixed-use development. For example, a self-storage facility which includes office and retail facing the street would be preferable to a warehouse without an active use component. Facilities for the storage of lumber, building materials, and similar contractor yards, should also be discouraged.
- *Auto-oriented Uses* – New auto-oriented uses should be discouraged. Uses which include drive-thrus, including fast-food restaurants, dry cleaners, and others, do not contribute to a pedestrian-friendly environment. Drop-off areas or porte-cocheres should also be discouraged as they disrupt pedestrian and vehicular traffic flow. The creation of “pad” sites should also be limited.
- *Outdoor Sales and Storage* – Outdoor sales of equipment and material as a primary use should be discouraged. This includes motor vehicle sales, trailer sales, and other equipment. This does not include materials typically stored indoors, but displayed outdoors for sidewalk sales or similar limited events. Unscreened outdoor storage of equipment or materials should be highly discouraged.
- *Industrial and industrially-commercial oriented uses* – Industrial and industrially-commercial oriented activities that are not compatible with the vision of Annandale should be discouraged. Some manufacturing and assembling of products may raise potential land use conflicts with existing and planned residential and mixed use developments.

Alternative Land Uses

Alternative uses are those uses which may not be specifically recommended in an area, but which may be consistent with the vision of the Plan, and which would not have impacts which exceed those uses which otherwise would have been allowed. When an alternative land use can be demonstrated to be supportive of the desired urban form and compatible with the surrounding development and when the Plan's transportation needs, pedestrian orientation, and other urban design aspects called for in the Plan are adequately addressed, such uses may be considered. For example, a hotel use may be compatible in areas planned for office and retail use provided that such use conforms to the desired form, contributes to the pedestrian orientation, and provides



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needed public amenities. In addition, the Plan is flexible and encourages future opportunities for institutional, cultural, recreational, and governmental uses which enrich community life, improve the provision of public services, and enhance the area's business competitiveness. Such uses may be considered where the use and scale is compatible with planned uses. Generally, community-serving institutional uses, such as a community center, may be considered in any land unit if the use is of a similar scale and character as other uses planned for the sub-unit.

Other General Guidelines

- *Affordable Housing* – For all development proposals with a residential component, affordable housing should be provided in accordance with the Affordable Dwelling Unit Ordinance and the Guidelines for the Provision of Workforce Housing set forth in the Policy Plan. Per county policy, any residential use should provide at a minimum 12 percent of new units as affordable housing. The residential use should accommodate a variety of households such as families, senior housing and residential studio units. To the extent feasible, the units should meet ADA requirements and accommodate universal design.
- *Parcel Consolidation* – For all redevelopment proposals, parcel consolidation is highly encouraged as a way to achieve the planning objectives for the CBC. Parcel consolidations should be logical and of sufficient size to allow projects to function in a well-designed, efficient manner, and address transportation needs, particularly related to access management. In general, any unconsolidated parcels should be able to redevelop in conformance with the Plan.
- *Telecommunications* – New buildings should be designed to accommodate telecommunications antennas and equipment cabinets on rooftops. Such design should be compatible with the building's architecture and should conceal antennas and equipment from surrounding properties and roadways by flush mounting, screening antennas, and/or concealing related equipment behind screen walls or building features.

**LAND UNIT RECOMMENDATIONS**

The Annandale CBC is divided into “land units” and related “sub-units” for the purpose of organizing land use recommendations related to the desired character for specific subsections of the CBC. The boundaries of the land units and sub-units are indicated in Figure 15. Specific text guidance is provided for each sub-unit and is intended to complement the Building Types, Building Heights, and Areawide Recommendations. The Urban Design, Parks and Open Space, Transportation, Environment, and other recommendations are all applicable to the base and incentive development options. The recommendations are as follows:

Sub-unit A-1

This sub-unit is planned for residential, commercial or mixed-use development. The tallest buildings should be located along Little River Turnpike, and lower-scale buildings should transition to residential area to the north. Ground floor commercial uses are recommended near Little River Turnpike, with office, residential or mixed-use above. Residential development is preferred in the north part of the sub-unit.

Under the incentive development option, full consolidation of the sub-unit is encouraged. Deconsolidation or the creation of pad sites is strongly discouraged. New streets and pedestrian



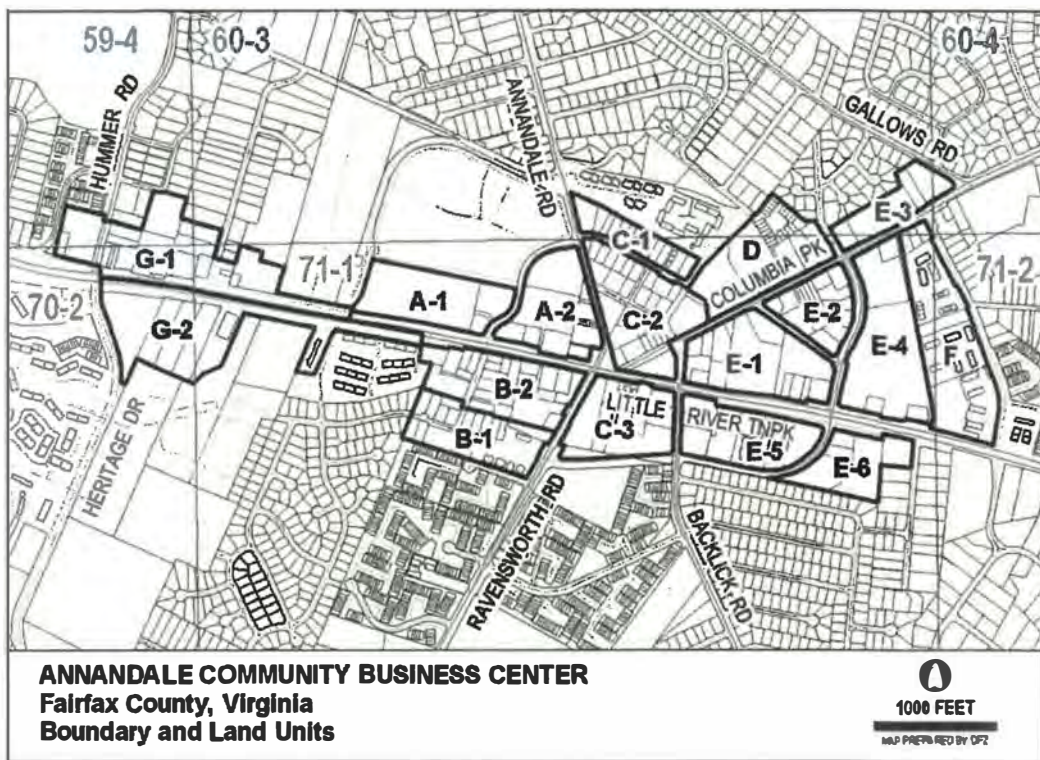


FIGURE 15



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corridors should be utilized to create pedestrian-scaled blocks within the sub-unit and to provide future inter-parcel connections to the north. An urban park should be located in this sub-unit.

Sub-unit A-2

This sub-unit is planned for residential, commercial or mixed-use development. The tallest buildings should be located along Little River Turnpike. New streets and pedestrian corridors should be utilized to create separate blocks within the sub-unit. Ground floor retail uses are recommended for this sub-unit, with office, residential or mixed-use located above.

Under the incentive development option, full consolidation of the entire sub-unit is highly recommended. However, at a minimum, parcel consolidation of three acres is recommended. Ideally, a majority of any abutting street frontage should be consolidated to address access management issues, especially along Little River Turnpike and Annandale Road. No parcels should be isolated from consolidation so as to preclude development in accordance with the Comprehensive Plan. New internal streets and pedestrian corridors should also be provided as appropriate to enhance pedestrian connectivity. An urban park should be located in this sub-unit. A heritage resource study should be conducted for the bowling alley at 4245 Markham Street, parcel 71-1((20))2; the bowling alley, if demolished, should be documented.

Sub-unit B-1

This sub-unit is planned primarily for residential development, with some limited commercial and office uses located north of McWhorter Avenue. New development should transition down to residential areas located south and west of the sub-unit. Townhomes and other low-scale residential uses should be considered south of McWhorter Avenue and west of Markham Street. An enhanced buffer, including landscaping and walls, should be provided between the sub-unit and the residential area to the south and west. Parcel consolidation is recommended for those parcels located north of McWhorter Avenue.

Sub-unit B-2

This sub-unit is planned for residential, commercial, or mixed-use development. The tallest buildings should be located along Little River Turnpike. New streets and pedestrian corridors should be utilized to create separate blocks within the sub-unit. Communal surface or structured parking should be considered to address parking needs. Parcel consolidation for redevelopment is highly recommended. Ground floor commercial uses are recommended, with residential, office or mixed-use above.

Under the incentive development option, a minimum consolidation of approximately three acres is recommended. Under this option, a majority of any abutting street frontage should be consolidated to address access management issues, especially along Little River Turnpike and Markham Street. No parcels should be isolated from consolidation so as to preclude development in accordance with the Comprehensive Plan. An urban park should be located in the sub-unit. This park should be located to provide for utilization by the residents of both Sub-units B-1 and B-2.

Sub-unit C-1

This sub-unit is planned for residential and office development. Transitional development should be implemented with generally low-scale development in this sub-unit, including a combination of single-family residential and small office development to match the existing





**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

**TYPE OR PRINT RESPONSES IN BLACK INK**

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**

Name: David Gill/Wire Gill LLP Daytime Phone: 703.677.3131

Address: 1750 Tysons Blvd., Suite 1500, Tysons, VA 22102

Nominator E-mail Address: dgill@wiregill.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

N/A

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

\_\_\_\_\_

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Lee ☒ Mason ☐ Braddock ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 9.00

Total aggregate size of all nominated parcels (in acres and square feet): 9.9632 acres 433,996.56 sq. ft.



Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation.  
Annandale CBC and R-3

b. Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: Retail and Other; Office; and Residential, 2-3 DU/AC

c. Current Zoning Designation (<https://www.fairfaxcounty.gov/geoapps/jade>)  
C-6 and R-2



d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

Mixed use office/residential/retail as designated in the Annandale CBC, consistent with FAR identified in the Comprehensive Plan and adding additional property currently outside the CBC

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

Mixed use, anchored by existing office buildings, with office, residential and retail - see attached conceptual exhibit and attached Concept Plan Tabulation

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse			
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)			
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)	575	1,000	575,00
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		<b>TOTAL:</b>			
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**					

**\*\* If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.**

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☒ Office
 ☒ Retail & Other
 ☐ Institutional
 ☐ Private Recreation/Open Space
 ☐ Industrial
 ☒ Residential, as part of Mixed-Use (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: 1.9 Total Gross Square Feet: 830,490



Categories	Percent of Total FAR	Square Feet
Office	Approximately 20%	156,600
Retail & Other Uses	Up to 15%	Up to 100,000
Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	65%	575,000
<b>TOTAL</b>	<b>100%</b>	<b>830,000</b>
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage.</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ Addresses an emerging community concern(s);
- ☒ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - o Environmental protection,
  - o Revitalization of designated areas,
  - o Economic development,
  - o Preserving open space,
  - o Affordable housing, or
  - o Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☐ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

**Fairfax County Planning Commission Office**  
<https://www.fairfaxcounty.gov/planningcommission/>  
**Government Center Building, Suite 552**  
**12000 Government Center Parkway**  
**Fairfax, Virginia 22035-5505**



## PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part I of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
59-4 ((6)) 0010	NICHOLAS LRT LLC	7616 LITTLE RIVER TPKE ANNANDALE VA 22003	5290 SHAWNEE RD SUITE 300 ALEXANDRIA VA 22312	1.8064 acres	7016 3010 0000 2464 9184
59-4 ((6)) 0019B	NICHOLAS LRT LLC	4114 WOODLAND RD ANNANDALE VA 22003	5290 SHAWNEE RD SUITE 300 ALEXANDRIA VA 22312	2.2230 acres	7016 3010 0000 2464 9184
59-4 ((6)) 0020C	NICHOLAS LRT 2 LLC	4111 HUMMER RD ANNANDALE VA 22003	5290 SHAWNEE RD SUITE 300 ALEXANDRIA VA 22312	0.8771 acres	7016 3010 0000 2464 9191
59-4 ((6)) 0020D	NICHOLAS LRT 2 LLC	4125 HORSESHOE DR ANNANDALE VA 22003	5290 SHAWNEE RD SUITE 300 ALEXANDRIA VA 22312	.534 acres	7016 3010 0000 2464 9191
60-3 ((12)) 0005	NICHOLAS LRT LLC	4112 WOODLAND RD ANNANDALE VA 22003	5290 SHAWNEE RD SUITE 300 ALEXANDRIA VA 22312	0.9993 acres	7016 3010 0000 2464 9184
60-3 ((12)) 0006	NICOLE YI	4108 WOODLAND RD ANNANDALE VA 22003	4108 WOODLAND RD ANNANDALE VA 22003	1 acre	7016 3010 0000 2464 9214
60-3 ((12)) 0007	NICHOLAS LRT 3 LLC	4104 WOODLAND RD ANNANDALE VA 22003	4104 WOODLAND RD ANNANDALE VA 22003	1 acre	7016 3010 0000 2464 9207
60-3 ((12)) 0008	SHELTON AND DOROTHY P MULLINS	4102 WOODLAND RD ANNANDALE VA 22003	12103 VALE RD OAKTON VA 22124	.592 acres	7016 3010 0000 2464 9221



## PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part I of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
71-1 ((2)) 0004	NICHOLAS LRT LLC	4116 WOODLAND RD ANNANDALE VA 22003	5290 SHAWNEE RD SUITE 300 ALEXANDRIA VA 22312	.9314 acres	7016 3010 0000 2464 9184



## NOMINATION CHECKLIST

- ☒ 1. Completed the official nomination form;
- ☒ 2. Copy of each the notification letter and map sent by certified mail to the property owner(s), if different than the nominator/agent (Item 3);
- ☒ 3. Original and/or copies of each of the postmarked certified mail receipt(s), if different from the nominator/agent (as proof of satisfying notice requirement) (Item 3, Property Information Table);
- ☒ 4. 8 ½ x 11 Property Map (tax maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) with nomination area outlined in black ink (Item 5);
- ☒ 5. Additional page (not more than two) of justification for proposed Plan change (Item 6).
- ☐ 6. Neighborhood petition, only if neighborhood proposes a neighborhood consolidation.



**Justification for Comprehensive Plan Change Nomination  
7616 Littler River Turnpike**

**Nicholas Development  
Tax Map Numbers 59-4-((6))-10, 19B, 20C, 20D; 60-3-((12))-5, 6, 7, 8 (the “Nomination Area” or  
“Property”)  
December 3, 2019**

The following statement of justification is filed on behalf of Nicholas Development, the nominator who either owns or controls most of the property within the Nomination Area. The approximately 10-acre Nomination Area is strategically located at the west-end of Annandale Community Business Center (CBC), just inside the Beltway and I-495.

The Property is anchored by two existing seven story brick office buildings located at 7616 Little River Turnpike. The remaining parcels within the nomination area are lower-rise commercial or single-family residential, all surface parked. As is typical of Little River Turnpike, many of these parcels are low-rise, single use auto-oriented developments that have not seen much reinvestment since they were originally established. Further, the existing office buildings, as is typical of many suburban office buildings of this vintage, are severely underutilized and require significant reinvestment to either repurpose or redevelopment.

Given the prominence of these two office buildings, Nicholas Development has taken the time and investment to strategically unify the parcels around these buildings to create a meaningful consolidation to achieve the critical mass necessary for true mixed-use redevelopment. As part of that effort, several parcels outside the Annandale CBC have been incorporated in the Nomination Area to create a unified development option for mixed-use, including the ability to introduce meaningful residential onto the Property.

From a density perspective, the proposed nomination is largely consistent with recommendations contained in the Annandale CBC and also explicitly introduces the option to adaptively re-use or redevelop the existing office buildings. The numbers presented in the nomination form reflect the totality for the Nomination Area, both the CBC and non-CBC portions combined.

Since the adoption of the Annandale CBC, this development would be the first meaningful redevelopment under the Annandale CBC and will anchor this key gateway location for decades to come. As importantly, the Nomination Area is facing a fundamental challenge in that the nature of traditional single use office and retail environments has significantly evolved over the last decade in response to technological changes such as online retailing, ridesharing, co-working, etc. This Property can thrive with an appropriate mixed-use recommendation to allow it to become a vibrant neighborhood all within walking of residences and amenities.

The portion of the Property within the Annandale CBC currently has a mixed-use form based recommendation. The portion of the Property on the outside currently has its single-family designation despite its proximity to the CBC and that many of the homes have been renovated in this area to become defacto “hotels” through sites like VRBO and AirBNB. Our proposed nomination gives the tools to create an appropriate transition to the single-family neighborhoods



while introducing a street grid to support non-auto oriented movement. See the enclosed exhibits for a rough concept.

The Nomination is seeking a vision of a vibrant mixed-use future that will further stabilize this established, well-located neighborhood. We envision the future development will continue to serve the community through significant reinvestment; however, with an updated, vibrant and modern approach that allows for meaningful office, with additional amenities on the ground floor with new housing or office uses above.

In order to achieve this vibrant development within the Nomination Area, it is necessary to change the Comprehensive Plan by adding the two single-family residential parcels to the Annandale CBC and expanding the form-based code to those parcels.



## Concept Plan Tabulation

### **Block A: Residential Over Anchor & Parking @ Parking**

Residential: 108 units @ 1.5/unit ..... 162 Spaces Required  
Anchor: 32,500 gsf @ 4/1000 gsf ..... 130 Spaces Required

### **Block B: Residential Over Retail/F&B & Parking**

Residential: 316 units @ 1.5/unit ..... 474 Spaces Required  
Retail/F&B: 22,190 gsf @ 5/1000 gsf ..... 111 Spaces Required

### **Block C: Office Over Retail**

Existing Office: 88,000 gsf @ 3/1000 gsf ..... 264 Spaces Required  
Retail/F&B: 9,900 gsf @ 5/1000 gsf ..... 50 Spaces Required

### **Block D: Residential Over Retail/F&B & Parking**

Residential: 149 units @ 1.5/unit ..... 224 Spaces Required  
Retail/F&B: 10,900 gsf @ 5/1000 gsf ..... 55 Spaces Required

### **Block E: Office Over Retail**

Retail/F&B: 14,800 gsf @ 5/1000 gsf ..... 74 Spaces Required  
Office: 16,100 gsf @ 3/1000 gsf ..... 48 Spaces Required

### **Block F: Office Over Retail**

Retail/F&B: 10,600 gsf @ 5/1000 gsf ..... 53 Spaces Required  
Office: 52,500 gsf @ 3/1000 gsf ..... 158 Spaces Required

**TOTAL:** 830,490 gsf

**PARKING:** 1,803 Spaces Required

TOTAL ANCHOR: 32,500 gsf

TOTAL RETAIL/F&B: 68,390 gsf

TOTAL OFFICE: 156,600 gsf

TOTAL RESIDENTIAL: 573 units – 573,000 gsf

### **PARKING:**

Flat lots and street = 41 spaces

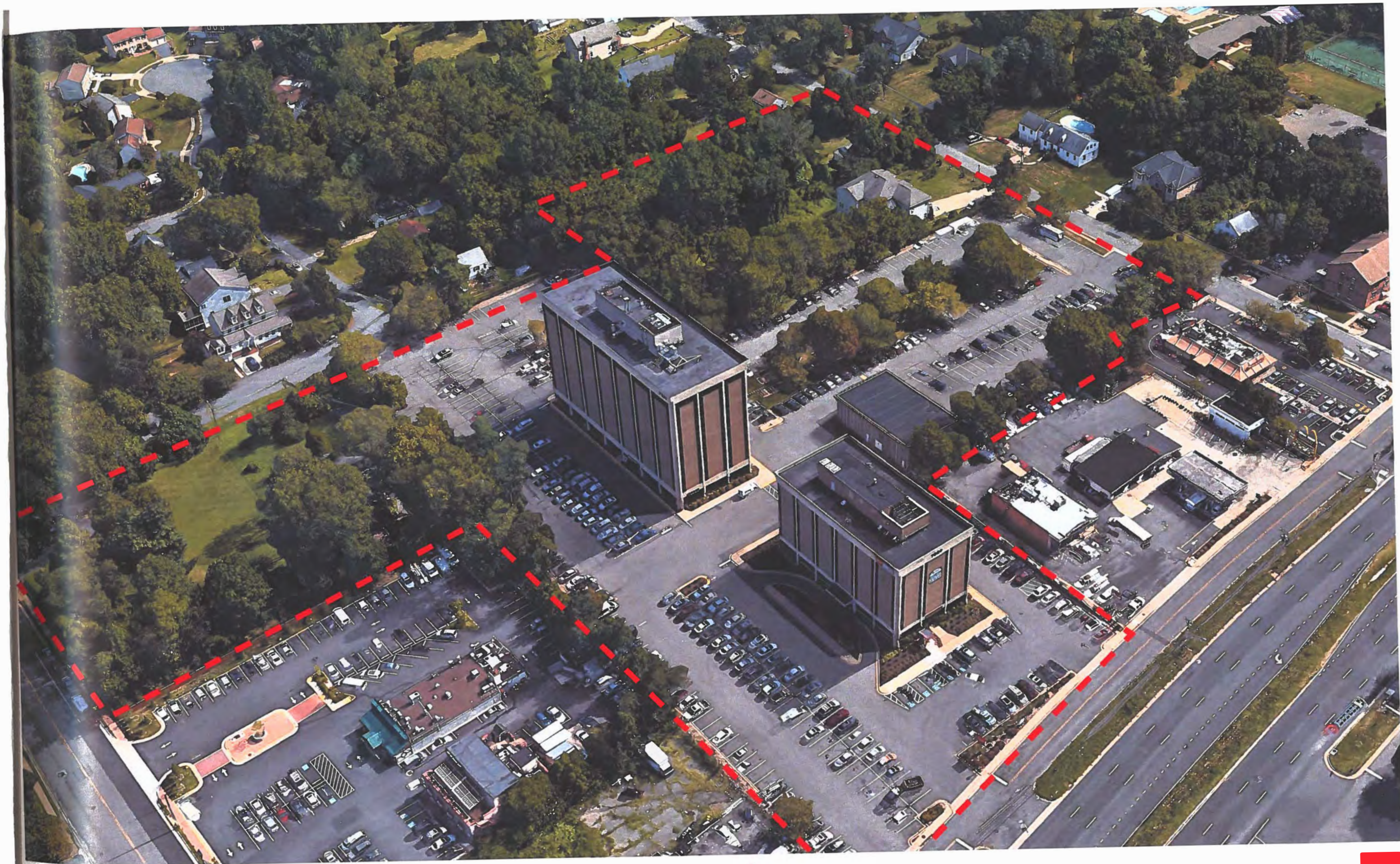
A (2 levels B.G.) = 124 spaces

A (5.5 levels A.G.) = 413 spaces

B (9.5 levels A.G.) = 623 spaces

D (9.5 levels A.G.) = 623 spaces







RETAIL/FOOD & BEVERAGE

ANCHOR

RESIDENTIAL

OFFICE

TABULATION:

UNITS CALCULATED @ 1,000gsf/UNIT

BLOCK A: Residential Over Anchor & Parking @ Parking

Residential: 108 units @ 1.5/unit

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Anchor: 32,500 gsf @ 4/1000 gsf

130 Spaces Required

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Residential: 316 units @ 1.5/unit

474 Spaces Required

Retail/F&B: 22,190 gsf @ 5/1000 gsf

111 Spaces Required

BLOCK C: Office Over Retail

Existing Office: 88,000 gsf @ 3/1,000 gsf

264 Spaces Required

Retail/F&B: 9,900 gsf @ 5/1000 gsf

50 Spaces Required

BLOCK D: Residential Over Retail/F&B & Parking

Residential: 149 units @ 1.5/unit

224 Spaces Required

Retail/F&B: 10,900 gsf @ 5/1000 gsf

55 Spaces Required

BLOCK E: Office Over Retail

Retail/F&B: 14,800 gsf @ 5/1000 gsf

74 Spaces Required

Office: 16,100 gsf @ 3/1000 gsf

48 Spaces Required

BLOCK F: Office Over Retail

Retail/F&B: 10,600 gsf @ 5/1000 gsf

53 Spaces Required

Office: 52,500 @ 3/1000 gsf

158 Spaces Required

TOTAL: 830,490 gsf

PARKING: 1,803 Spaces Required

TOTAL ANCHOR: 32,500 gsf

TOTAL RETAIL/F&B: 68,390 gsf

TOTAL OFFICE: 156,600 gsf

TOTAL RESIDENTIAL: 573 units - 573,000 gsf

PARKING:

Flat lot and street = 41 spaces

A (2 levels B.G.) = 124 spaces

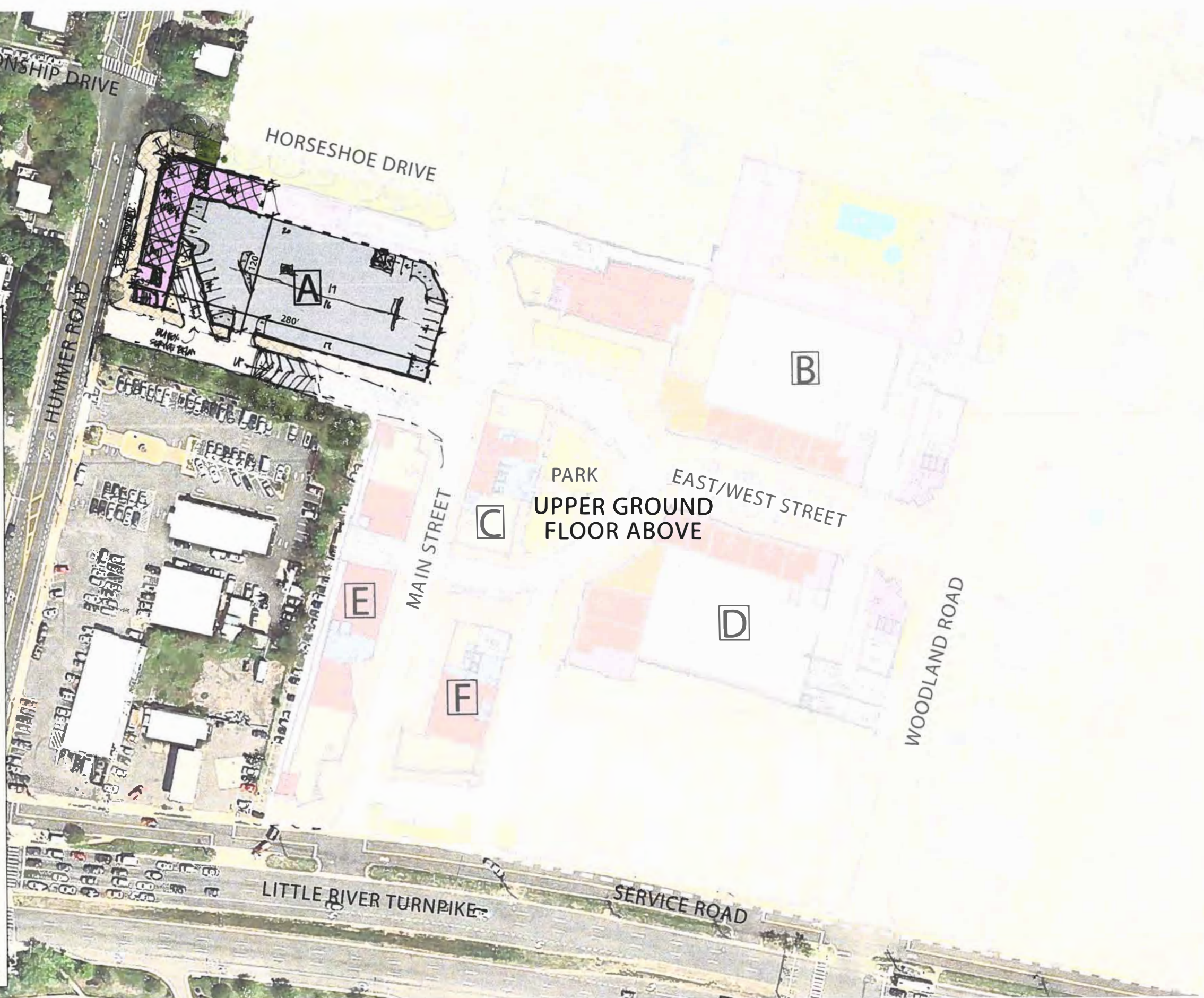
A (5.5 levels A.G.) = 413 spaces

B (9.5 levels A.G.) = 623 spaces

D (9.5 levels A.G.) = 623 spaces

PARKING: 1,824 Provided

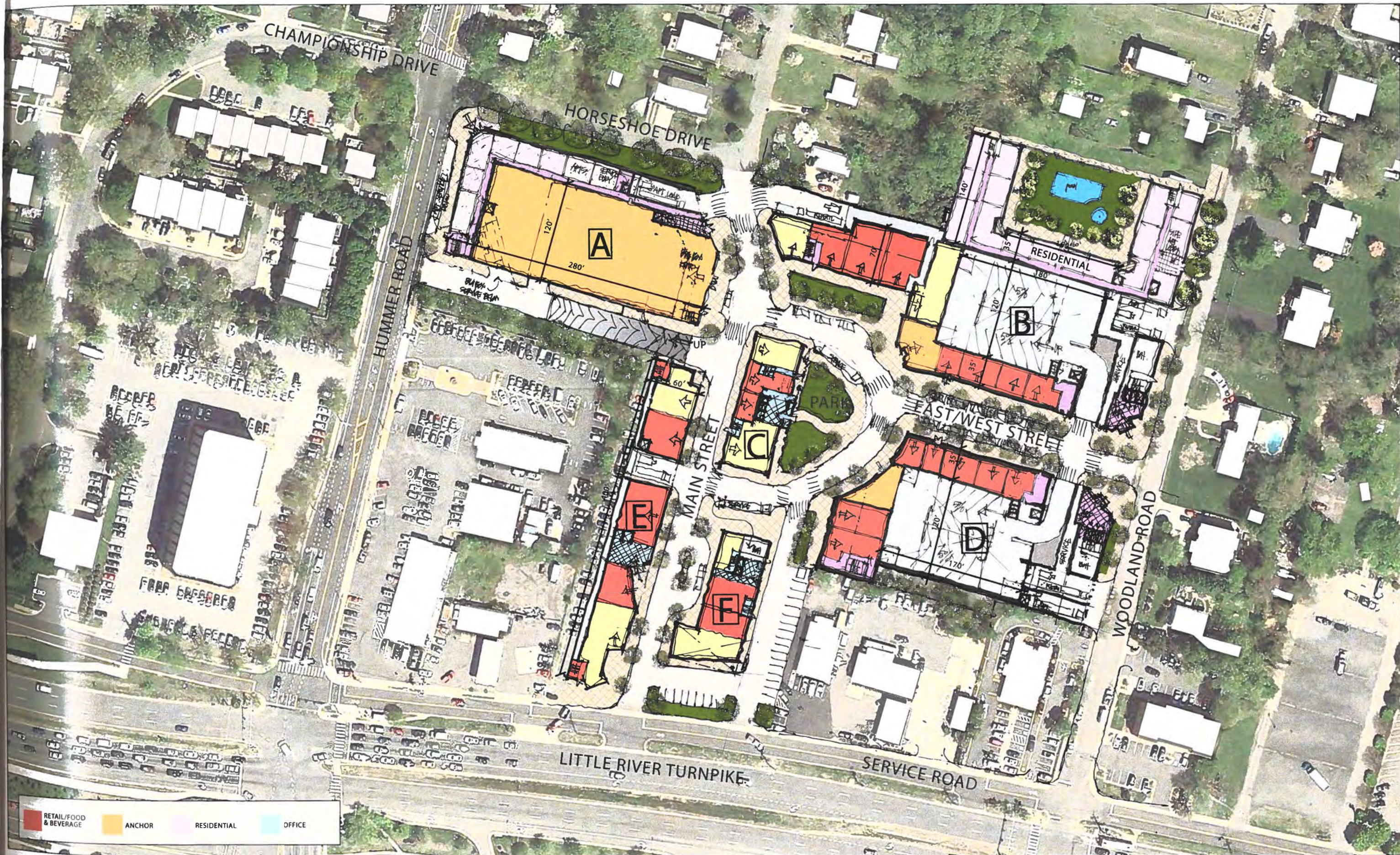
Difference: +21 Spaces



# MASTERPLAN | LOWER LEVEL @ HUMMER ROAD

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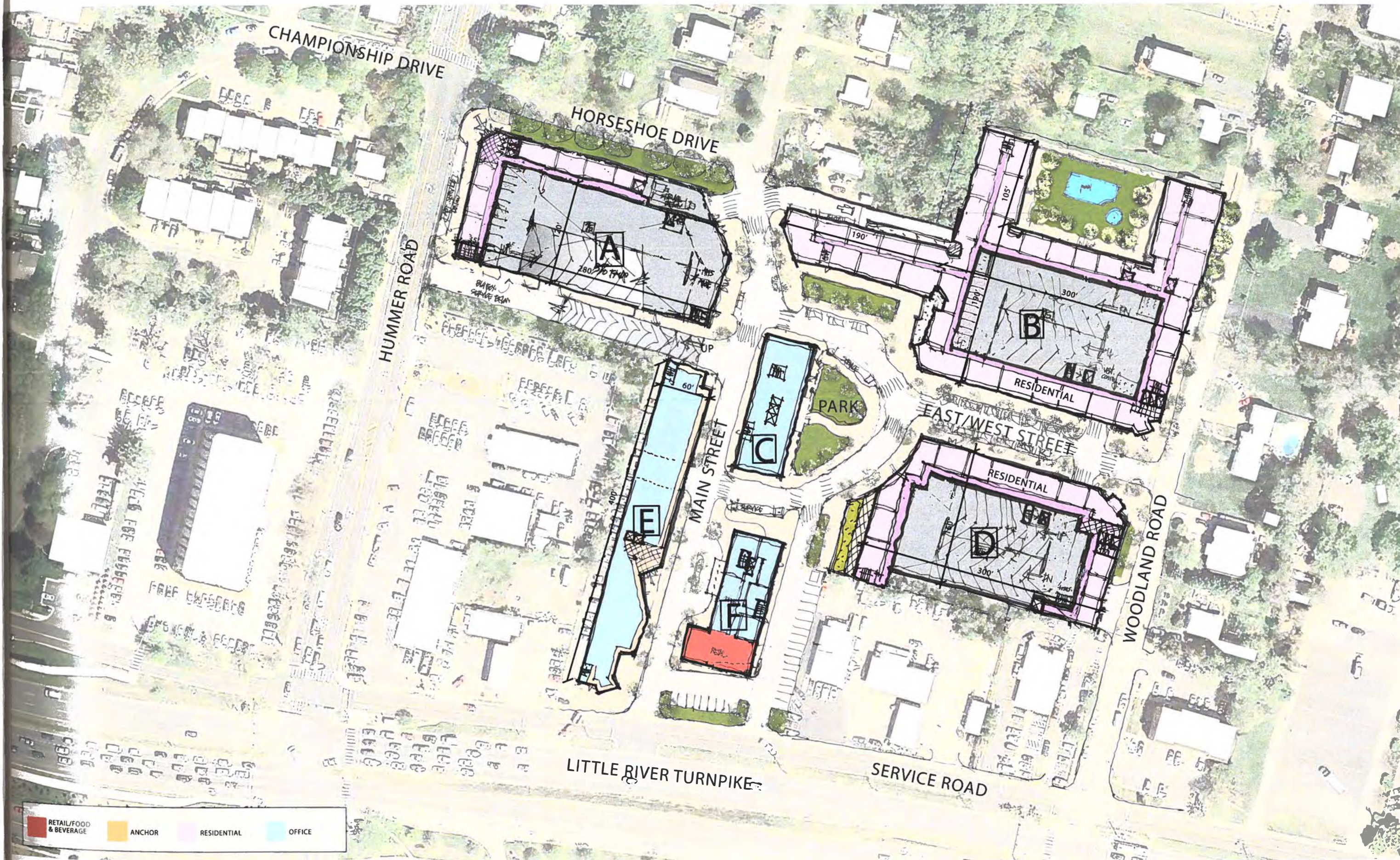


# MASTERPLAN | UPPER GROUND LEVEL

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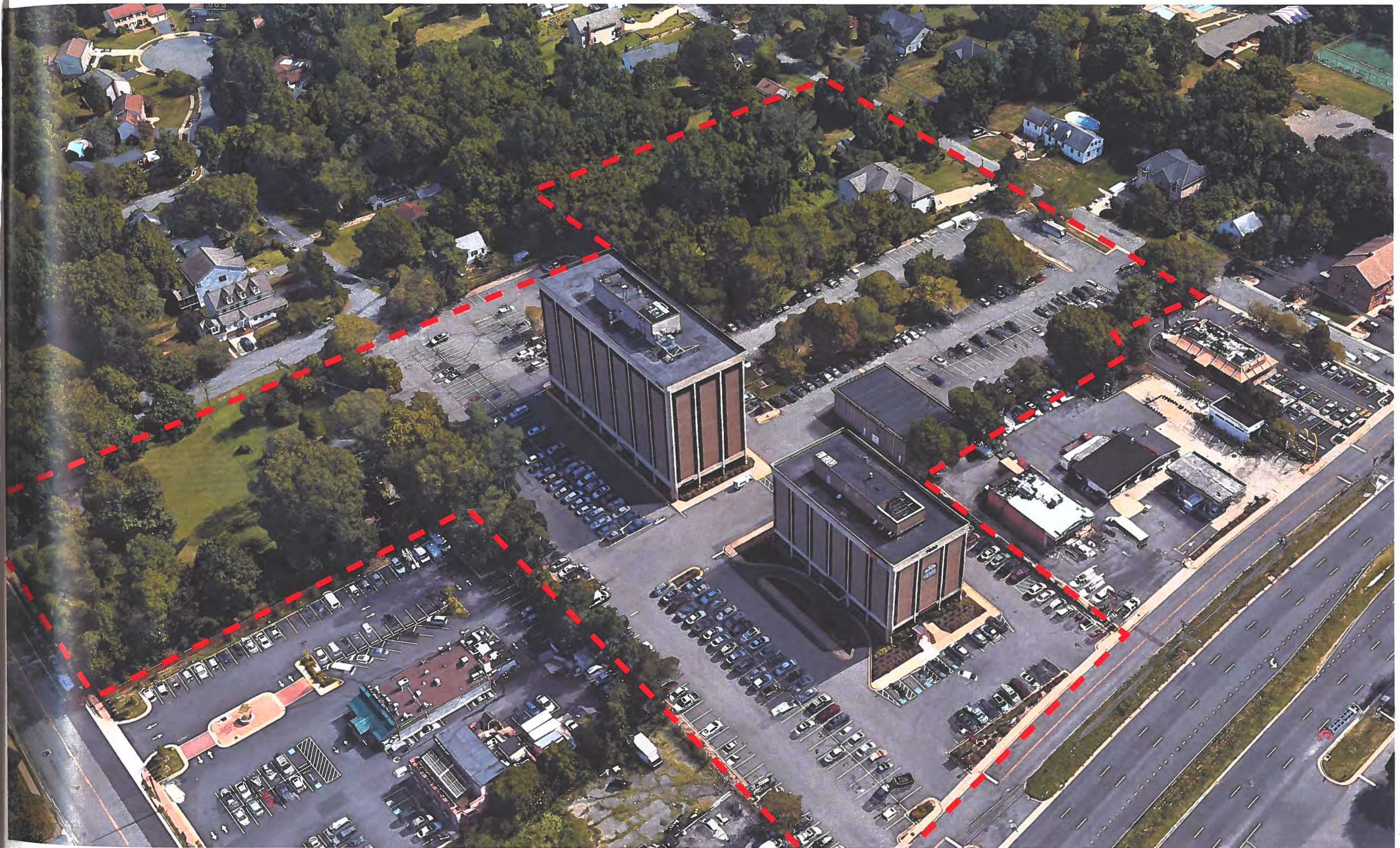


# MASTERPLAN | LEVEL 2

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EXISTING | AERIAL

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RETAIL/FOOD & BEVERAGE

ANCHOR

RESIDENTIAL

OFFICE

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130 Spaces Required

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Residential: 316 units @ 1.5/unit

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Existing Office: 88,000 gsf @ 3/1,000 gsf

264 Spaces Required

Retail/F&B: 9,900 gsf @ 5/1000 gsf

50 Spaces Required

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Residential: 149 units @ 1.5/unit

224 Spaces Required

Retail/F&B: 10,900 gsf @ 5/1000 gsf

55 Spaces Required

BLOCK E: Office Over Retail

Retail/F&B: 14,800 gsf @ 5/1000 gsf

74 Spaces Required

Office: 16,100 gsf @ 3/1000 gsf

48 Spaces Required

BLOCK F: Office Over Retail

Retail/F&B: 10,600 gsf @ 5/1000 gsf

53 Spaces Required

Office: 52,500 @ 3/1000 gsf

158 Spaces Required

TOTAL: 830,490 gsf

PARKING: 1,803 Spaces Required

TOTAL ANCHOR: 32,500 gsf

TOTAL RETAIL/F&B: 68,390 gsf

TOTAL OFFICE: 156,600 gsf

TOTAL RESIDENTIAL: 573 units - 573,000 gsf

PARKING:

Flat lot and street = 41 spaces

A (2 levels B.G.) = 124 spaces

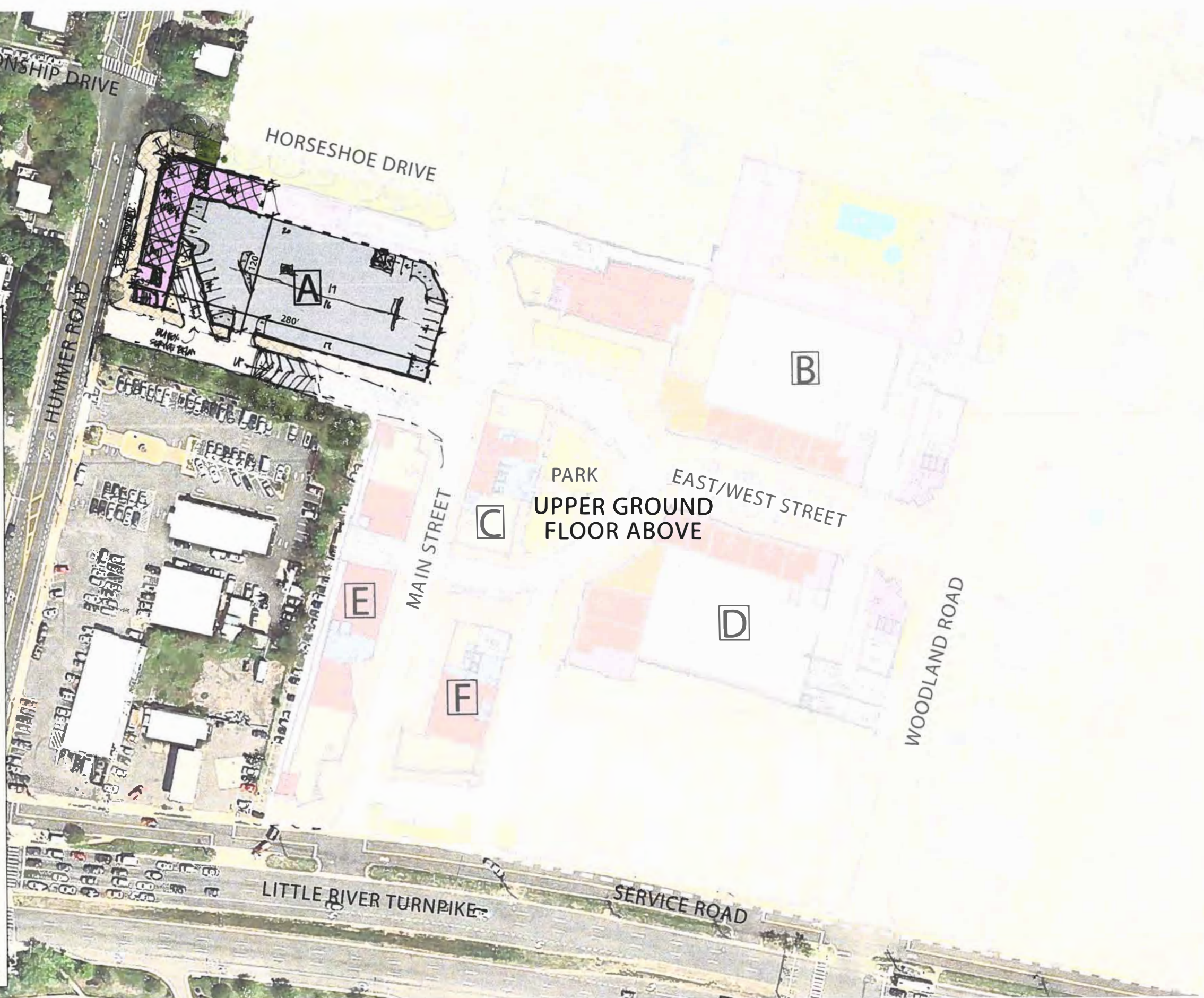
A (5.5 levels A.G.) = 413 spaces

B (9.5 levels A.G.) = 623 spaces

D (9.5 levels A.G.) = 623 spaces

PARKING: 1,824 Provided

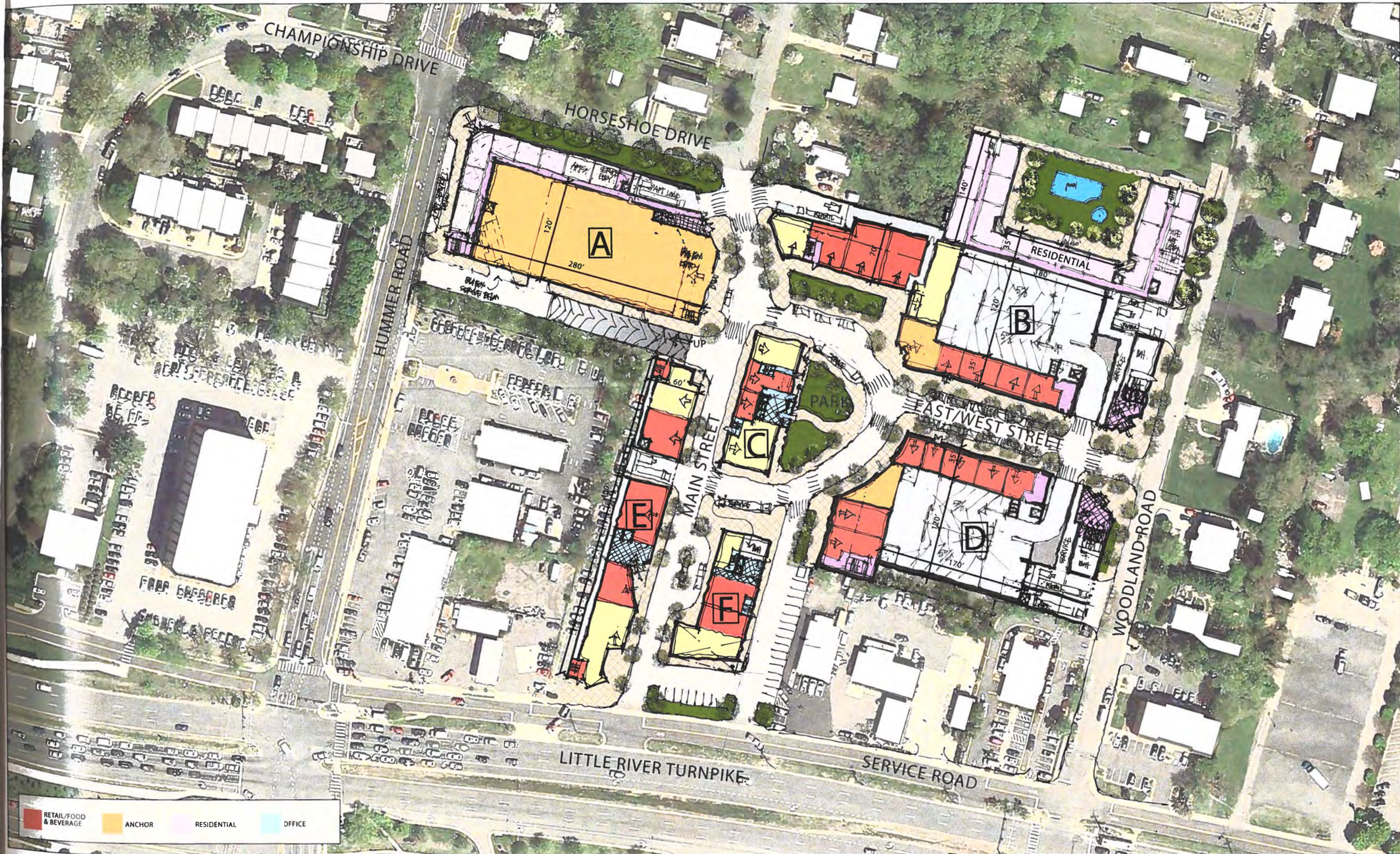
Difference: +21 Spaces



# MASTERPLAN | LOWER LEVEL @ HUMMER ROAD

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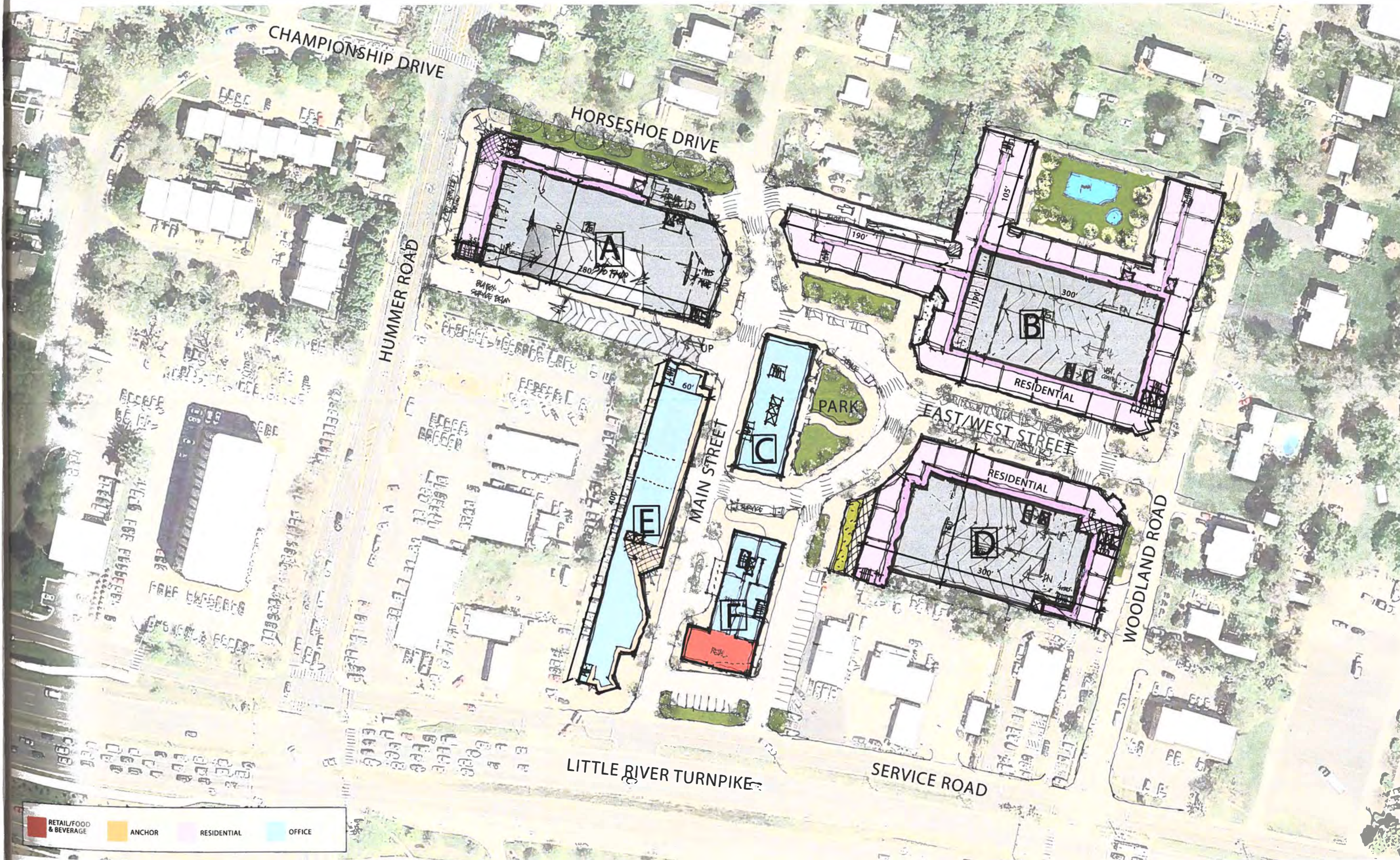


# MASTERPLAN | UPPER GROUND LEVEL

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# MASTERPLAN | LEVEL 2

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**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

**TYPE OR PRINT RESPONSES IN BLACK INK**

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

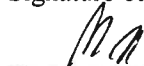
**1. NOMINATOR/AGENT INFORMATION**

Name: David Gill/Wire Gill LLP Daytime Phone: 703.677.3131

Address: 1750 Tysons Blvd., Suite 1500, Tysons, VA 22102

Nominator E-mail Address: dgill@wiregill.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

N/A

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Lee ☒ Mason ☐ Braddock ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 10.00

Total aggregate size of all nominated parcels (in acres and square feet): 7.505 acres 326,917.28 sq. ft.



Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation.

B-2, Glen Forest, No specific plan text

b. Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: Residential 2-3 DU/AC and 3/4 DU/AC.

c. Current Zoning Designation (<https://www.fairfaxcounty.gov/geoapps/jade>).

R-3



d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

.5 FAR for a Community Center and Mosque plus potential secondary uses including senior housing and retail

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

An expansion of the existing mosque and a new community center (likely surface parked). The proposed height will be consistent with R-3 and less than 60'. If senior housing is developed, it will not exceed 25,000 sf.

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse		*Up to	25,000
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)		*Up to	25,000
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)			
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		<b>TOTAL:</b>		*Up to	25,000
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**					

**\*\* If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.**

**\*NOTE:** Total square footage is proposed for a **COMBINED 25,000 sf.**

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☐ Office
 ☒ Retail & Other
 ☒ Institutional
 ☐ Private Recreation/Open Space
 ☐ Industrial
 ☒ Residential, as part of Mixed-Use  
 (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: .5 Total Gross Square Feet: 163,458



Categories	Percent of Total FAR	Square Feet
Office		
Retail & Other Uses	Up to 35%	57,000
Institutional	Up to 100%	163,458
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage.</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ Addresses an emerging community concern(s);
- ☐ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - o Environmental protection,
  - o Revitalization of designated areas,
  - o Economic development,
  - o Preserving open space,
  - o Affordable housing, or
  - o Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☐ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

**Fairfax County Planning Commission Office**  
<https://www.fairfaxcounty.gov/planningcommission/>  
**Government Center Building, Suite 552**  
**12000 Government Center Parkway**  
**Fairfax, Virginia 22035-5505**



## PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
51-3 ((1)) 0019B	NORTH AMERICAN ISLAMIC, TRUST INC TR	3159 ROW ST FALLS CHURCH VA 22044	3159 ROW ST FALLS CHURCH VA 22044	3.3168 acres	7016 3010 0000 2464 9238
51-3 ((1)) 0021A	GIBSON ALAN M TR	6152 LEESBURG PIKE FALLS CHURCH VA 22044 2364	6152 LEESBURG PIKE FALLS CHURCH VA 22044	1.0242 acres	7016 3010 0000 2464 9245
51-3 ((1)) 0022	DAR AL HIJRAHA ISLAMIC CENTER	6160 LEESBURG PIKE FALLS CHURCH VA 22044 2364	3159 ROW ST FALLS CHURCH VA 22044	1.1403 acres	7016 3010 0000 2464 9252
51-3 ((20)) 0001	WAI MING HUM	6117 MUNSON HILL RD FALLS CHURCH VA 22044	7620 GREAT DOVER ST GAINESVILLE VA 20155	0.2963 acres	7016 3010 0000 2464 9269
51-3 ((20)) 0002	SAMIR M ABO ISSA and ROMAINE PETHICK-LAWRENCE	6115 MUNSON HILL RD FALLS CHURCH VA 22044	6115 MUNSON HILL RD FALLS CHURCH VA 22044	0.2574 acres	7016 3010 0000 2464 9276
51-3 ((20)) 0003	DAR AL HIRJAH ISLAMIC CENTER	6113 MUNSON HILL RD FALLS CHURCH VA 22044	6113 MUNSON HILL RD FALLS CHURCH VA 22044	0.2963 acres	7016 3010 0000 2464 9283
51-3 ((20)) 0004	DAR AL-HIJRAH ISLAMIC CENTER	6111 MUNSON HILL RD FALLS CHURCH VA 22044	6111 MUNSON HILL RD FALLS CHURCH VA 22044	0.3685 acres	7016 3010 0000 2464 9290
51-3 ((20)) 0005	REHNAH B. KHAN	6109 MUNSON HILL RD FALLS CHURCH VA 22044	6109 MUNSON HILL RD FALLS CHURCH VA 22044	0.2681 acres	7016 3010 0000 2464 9306



### PROPERTY INFORMATION TABLE

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Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
51-4 ((11)) 0006	REHNAH B KHAN	6107 MUNSON HILL RD FALLS CHURCH VA 22044	6109 MUNSON HILL RD FALLS CHURCH VA 22044	0.2681 acres	7016 3010 0000 2464 9306
51-4 ((11)) 0007	JALLEL TRABELSI	6105 MUNSON HILL RD FALLS CHURCH VA 22044	6105 MUNSON HILL RD FALLS CHURCH VA 22044	0.2690 acres	7016 3010 0000 2464 9313

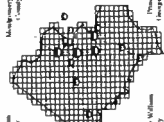




Regional data indicate a rise of 11 percent in 1979.

CONTINUED AT BOTTOM

1. The first step is to identify the problem. This involves understanding the situation and the goals that need to be achieved.



ACKNOWLEDGMENTS

50-2	51-1	
50-4	51-3	51-4
60-2	61-1	61-2

SIXTEEN

## DASTRAL MAP

51-3

used to 07 - 02 - 2011

[illegible]





Attest: Secretary of the Commonwealth

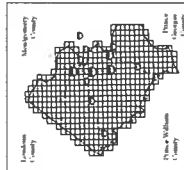


Map of the City of Boston, Massachusetts, showing the location of the City of Boston, the County of Suffolk, and the County of Essex. The map is a cadastral map, showing the boundaries of the City of Boston, the County of Suffolk, and the County of Essex. The map is a cadastral map, showing the boundaries of the City of Boston, the County of Suffolk, and the County of Essex.

### GENERAL NOTES

1. The map is a cadastral map, showing the boundaries of the City of Boston, the County of Suffolk, and the County of Essex. The map is a cadastral map, showing the boundaries of the City of Boston, the County of Suffolk, and the County of Essex.

2. The map is a cadastral map, showing the boundaries of the City of Boston, the County of Suffolk, and the County of Essex. The map is a cadastral map, showing the boundaries of the City of Boston, the County of Suffolk, and the County of Essex.



### ADMINISTRATIVE INDEX

City	County	City	County
51-1	51-3	61-1	61-2
61-1	61-2	62-1	62-2

### SUBSET INDEX

## CADASTRAL MAP

51-4

Revised to 05 - 13 - 2019

Map of the City of Boston, Massachusetts, showing the location of the City of Boston, the County of Suffolk, and the County of Essex. The map is a cadastral map, showing the boundaries of the City of Boston, the County of Suffolk, and the County of Essex.



Dar Al-Hijrah Islamic Center  
Justification for Comprehensive Plan Change Nomination  
Tax Map Numbers 51-3-((1))-19B, 21A, 22; 51-3-((20))-1, 2, 3, 4, 5, 6, 7 (the “Nomination” area)  
December 2, 2019

The following statement of justification is filed on behalf of Dar Al-Hijrah Islamic Center (the “Nominator”) which has operated on Tax Map 51-3-((1))-19B since 1983, and a strategic consolidation of the adjacent parcels to ensure the Nominator can continue to fulfill its important community mission.

I. Summary

Since the inception of Dar Al-Hijrah Islamic Center in 1983 (1403 AH), the Nominator has sought to further its mission by providing for the needs of the Muslim community in Fairfax County. And in parallel with the growth of the County, the Muslim community has grown during the decades since its establishment. Today, Dar Al-Hijrah serves almost 12,000 people during Eid and draws on the faith of the approximately 40,000 Muslims residing in the area that the center serves.

The current facility was completed in 1991 and is becoming obsolete. In addition, as Dar Al-Hijrah has grown so has its mission. As the Nominator looked the future, they have strategically acquired or consolidated many of the adjacent parcels that are the subject of this Nomination in order to allow for potential expansion of Dar Al-Hijrah to better allow it to serve its mission.

The Nominator proposes to create a new faith-based community center and expanded Mosque, along with potential secondary uses, such as retail and senior housing to create an anchor for this important community and to ensure the success of the Dar Al-Hijrah for decades to come. The proposed FAR that the facility would eventually achieve is .5, consistent with density recommendations for other non-residential properties along Leesburg Pike and significantly below the density recommendations in the nearby Seven Corner and Bailey’s Crossroads CBCs.

This nomination is a minor increase in the FAR compared to the .35 FAR permitted by the existing R-3 zoning district, but more importantly will solidify the future of Dar Al-Hijrah as the center of the community and provide much needed services to a portion of the population that has few alternatives.

This new vision, beyond an expanded Mosque and new Community Center, includes a potential option for senior housing to serve member of the Mosque and targeted to serve some of the most vulnerable residents in the community. Similarly, additional secondary uses such as retail to serve the members of Dar Al-Hijrah will provide important tools solidify the future of the center.

This nomination will also provide a key link to create a unified streetscape along Leesburg Pike that will serve as a catalyst for making the site more attractive, and better link the two existing CBCs in Baileys and Seven Corners.



## II. Proposed Development and Amenities

The proposed community center and expanded Mosque would be envisioned to orient toward Leesburg Pike to present a new finished frontage. In addition, we anticipate the need to demonstrate substantial consolidation of the nomination area and to provide an appropriate transition to the existing residential. The requested site-specific text we anticipate as an option with appropriate conditions to reflect the partnership between the Nominator, the County and the larger community. By memorializing the option on the Comprehensive Plan, it also sends a signal to the community that Dar Al-Hijrah will be growing which helps when seeking funding as this endeavor represents a significant effort on the part of a non-profit organization.

As Dar Al-Hijrah Islamic Center looks to its future, we look forward to working with the County and our neighbors to ensure this important cultural and community resource is able to serve its mission appropriately and integrate into the larger fabric of Fairfax County.





David R. Gill  
dgill@wiregill.com  
703-677-3131

December 3, 2019

**Via Certified Mail # 7016 3010 0000 2464 9238**

NORTH AMERICAN ISLAMIC, TRUST INC TR  
3159 ROW ST  
FALLS CHURCH VA 22044

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia, as the owner(s) of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

**Property Address: 3159 ROW ST, FALLS CHURCH VA 22044**  
**Tax Map Number: 51-3 ((1)) 0019B**  
**Supervisor District: Mason District**

The current Comprehensive Plan recommendation for your property is for 2-3 dwelling units per acre (B-2, Glen Forest, No specific plan text).

I am proposing that the Plan be amended to permit .5 FAR for a Community Center and Mosque plus potential secondary uses including senior housing and retail.

Any comments or questions you have about this specific nomination should be directed to me by telephone at 703-677-3131 or by mail at Wire Gill LLP, 1750 Tysons Boulevard, Suite 1500, Tysons, Virginia 22102. If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

Sincerely,

A handwritten signature in black ink, appearing to read "D. R. Gill", is written over a light blue horizontal line.

David R. Gill

Attachment: Maps

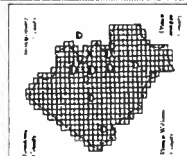
1750 Tysons Boulevard | Suite 1500 | Tysons, VA 22102 | [www.wiregill.com](http://www.wiregill.com)





GENERAL NOTES

1. This map is a reproduction of the original map on file in the Office of the State Engineer, Department of Transportation, Commonwealth of Massachusetts.



UNIVERSITY UNIT 1500 N

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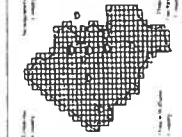
MASSACHUSETTS  
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GENERAL NOTES  
1. This map is a reproduction of the original map on file in the office of the Registrar of Deeds, State of Massachusetts.  
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GENERAL NOTES

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51-1

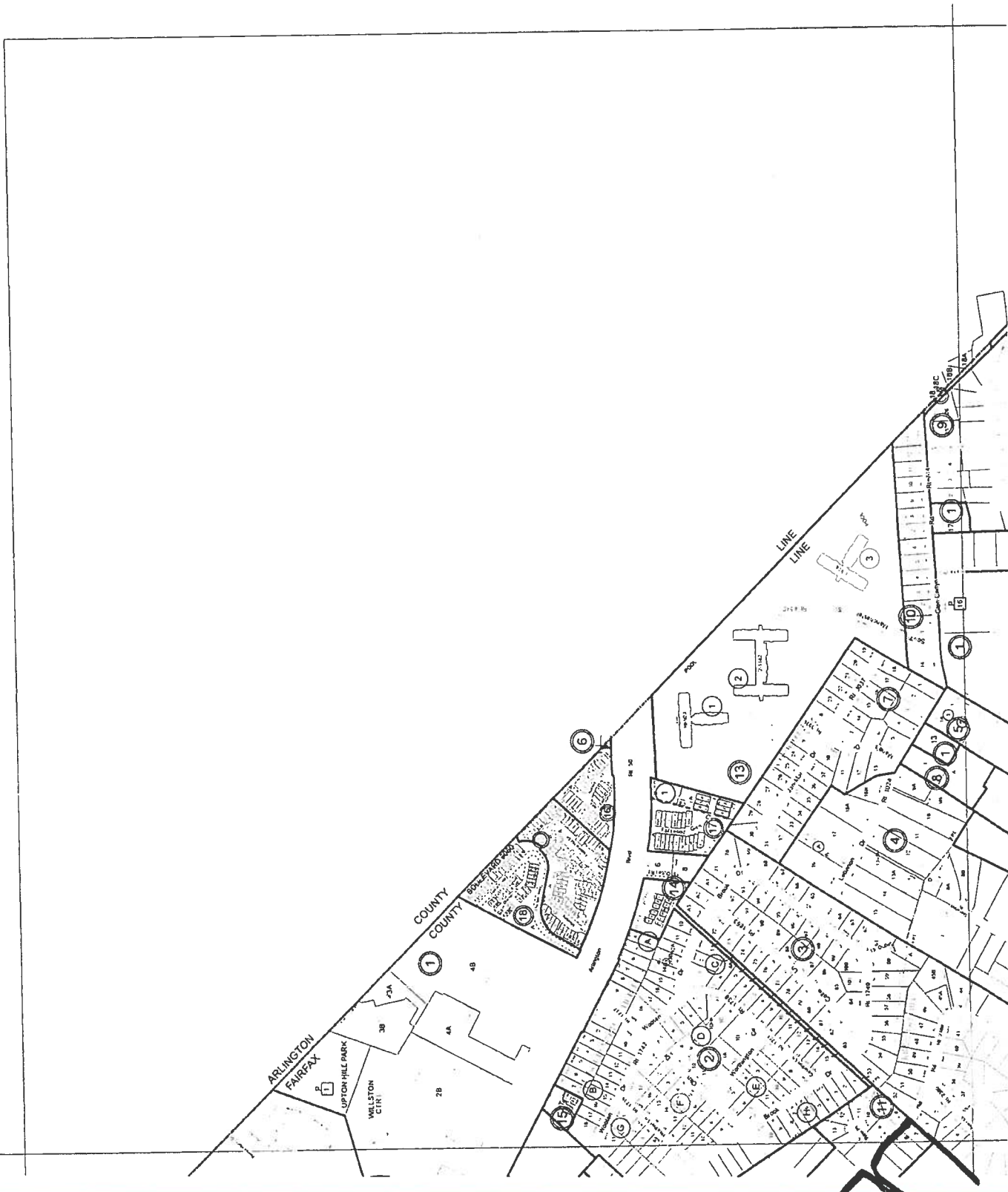
CADASTRAL MAP

51-4

Revised to 05-13-2019

MASSACHUSETTS  
1780

GENERAL NOTES







David R. Gill  
dgill@wiregill.com  
703-677-3131

December 3, 2019

**Via Certified Mail # 7016 3010 0000 2464 9245**

GIBSON ALAN M TR  
6152 LEESBURG PIKE  
FALLS CHURCH VA 22044

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia, as the owner(s) of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

**Property Address: 6152 LEESBURG PIKE, FALLS CHURCH VA 22044 2364**  
**Tax Map Number: 51-3 ((1)) 0021A**  
**Supervisor District: Mason District**

The current Comprehensive Plan recommendation for your property is for 2-3 dwelling units per acre (B-2, Glen Forest, No specific plan text).

I am proposing that the Plan be amended to permit .5 FAR for a Community Center and Mosque plus potential secondary uses including senior housing and retail.

Any comments or questions you have about this specific nomination should be directed to me by telephone at 703-677-3131 or by mail at Wire Gill LLP, 1750 Tysons Boulevard, Suite 1500, Tysons, Virginia 22102. If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

Sincerely,

A handwritten signature in black ink, appearing to read "D. R. Gill", is written over a light blue horizontal line.

David R. Gill

Attachment: Maps

1750 Tysons Boulevard | Suite 1500 | Tysons, VA 22102 | [www.wiregill.com](http://www.wiregill.com)





4-1-2019 1:00 PM 10/10/2019 10/10/2019



GENERAL NOTES  
1. This map is a reproduction of the original map.  
2. The original map is the property of the Commonwealth of Massachusetts.  
3. The original map is the property of the Commonwealth of Massachusetts.

GENERAL NOTES

GENERAL NOTES



ADMINISTRATIVE MAP

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51-6	51-7	51-8	51-9	51-10

SUBDIVISION

CADASTRAL MAP

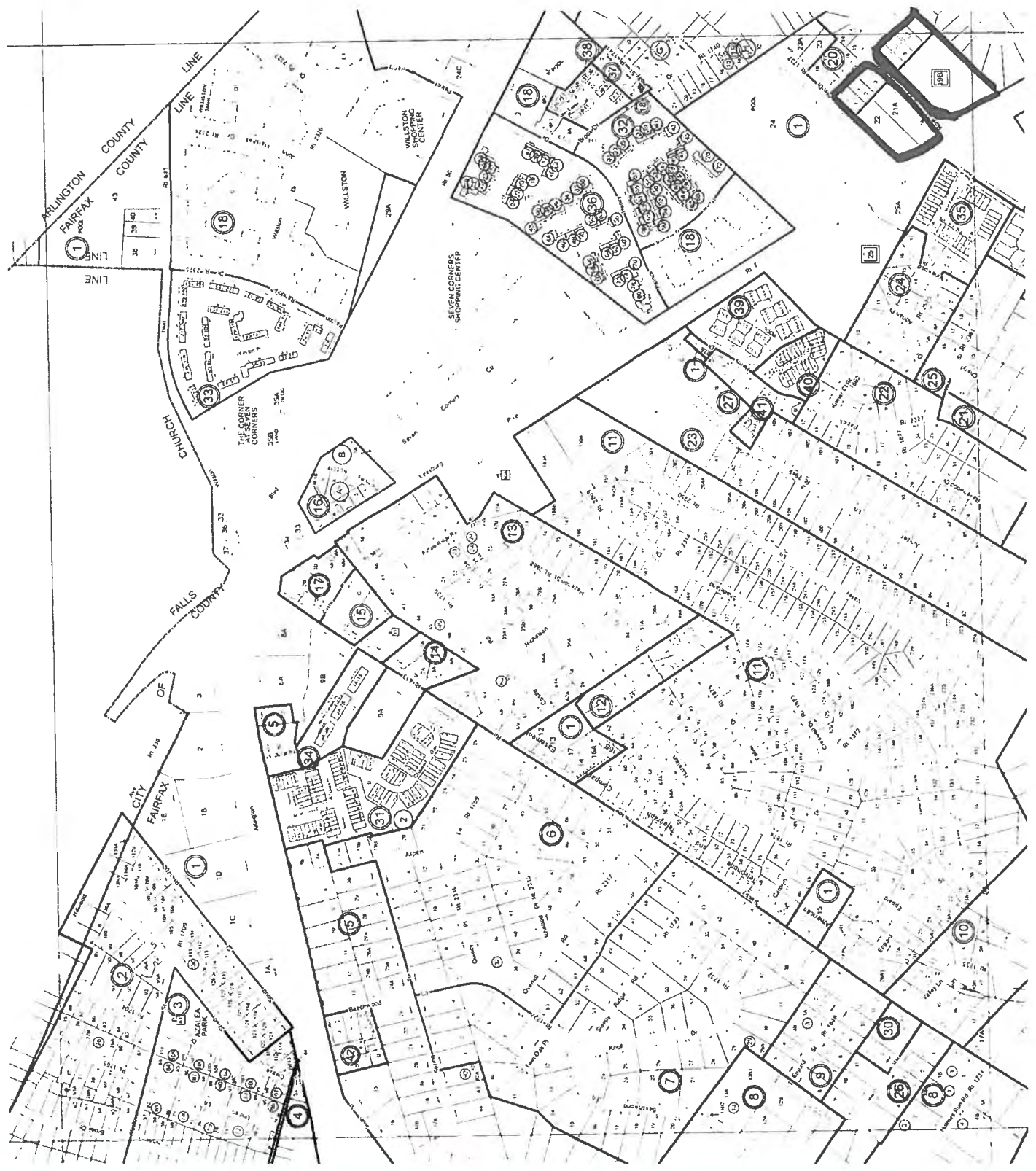
51-3

Revised to 07-02-2019

GENERAL NOTES

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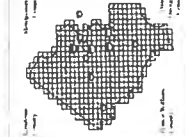
Approved by the Board of Assessors

N



GENERAL NOTES

1. The map is a reproduction of the original map and is not to be used as a legal document.



UNIVERSITY OF MASSACHUSETTS

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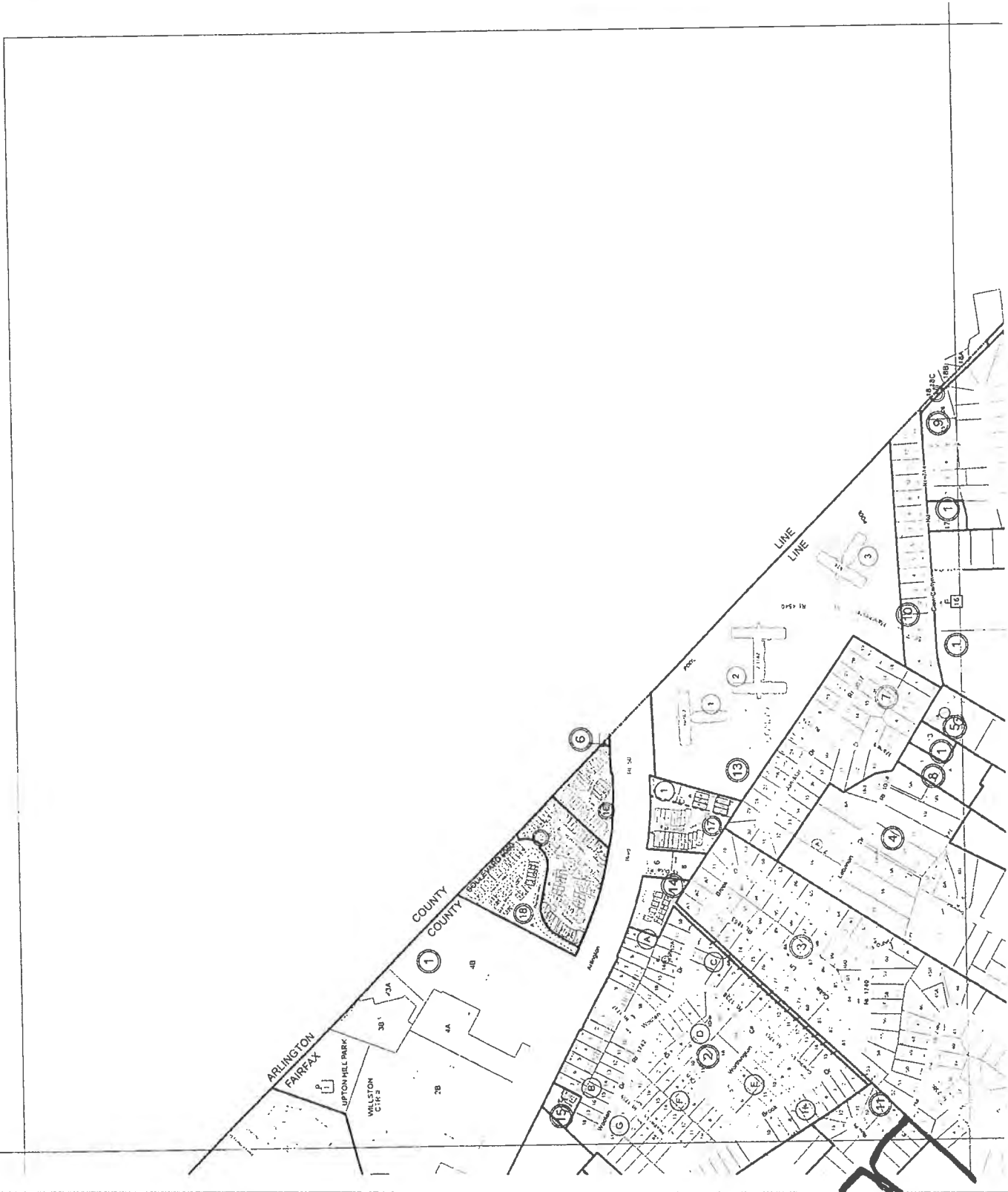
51-4

CADAstral MAP

51-4

Revised to 05 - 13 - 2019

Project Name: 51-4  
Project Number: 51-4  
Project Date: 05 - 13 - 2019  
Project Location: 51-4  
Project Status: 51-4







David R. Gill  
dgill@wiregill.com  
703-677-3131

December 3, 2019

**Via Certified Mail # 7016 3010 0000 2464 9252**

DAR AL HIJRAHA ISLAMIC CENTER  
3159 ROW ST  
FALLS CHURCH VA 22044

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia, as the owner(s) of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

**Property Address: 6160 LEESBURG PIKE, FALLS CHURCH VA 22044 2364**  
**Tax Map Number: 51-3 ((1)) 0022**  
**Supervisor District: Mason District**

The current Comprehensive Plan recommendation for your property is for 2-3 dwelling units per acre (B-2, Glen Forest, No specific plan text).

I am proposing that the Plan be amended to permit .5 FAR for a Community Center and Mosque plus potential secondary uses including senior housing and retail.

Any comments or questions you have about this specific nomination should be directed to me by telephone at 703-677-3131 or by mail at Wire Gill LLP, 1750 Tysons Boulevard, Suite 1500, Tysons, Virginia 22102. If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

Sincerely,

David R. Gill

Attachment: Maps

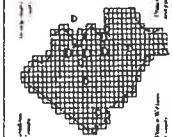
1750 Tysons Boulevard | Suite 1500 | Tysons, VA 22102 | [www.wiregill.com](http://www.wiregill.com)





GENERAL NOTES

1. This map is a reproduction of the original map as filed in the Registry of Deeds for the County of Fairfax, Virginia.



Sheet No.	Area (Acres)
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50-3	51.4
50-4	51.7
50-5	52.0

SHEET 50-3  
CADASTRAL MAP

51-3

Revised to 07-02-2019

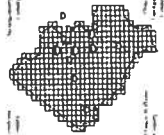
Prepared by:  
City of Fairfax, Virginia  
Department of Planning and Economic Development  
Office of the City Manager  
1111 North Fairfax Avenue, Suite 100  
Arlington, Virginia 22201  
Phone: (703) 246-1000  
Fax: (703) 246-1001  
www.fairfaxva.gov







GENERAL NOTE

[illegible]

ACKNOWLEDGMENTS

51-1	51-2	62-1
51-3	61-2	
64-1		

5101-4615

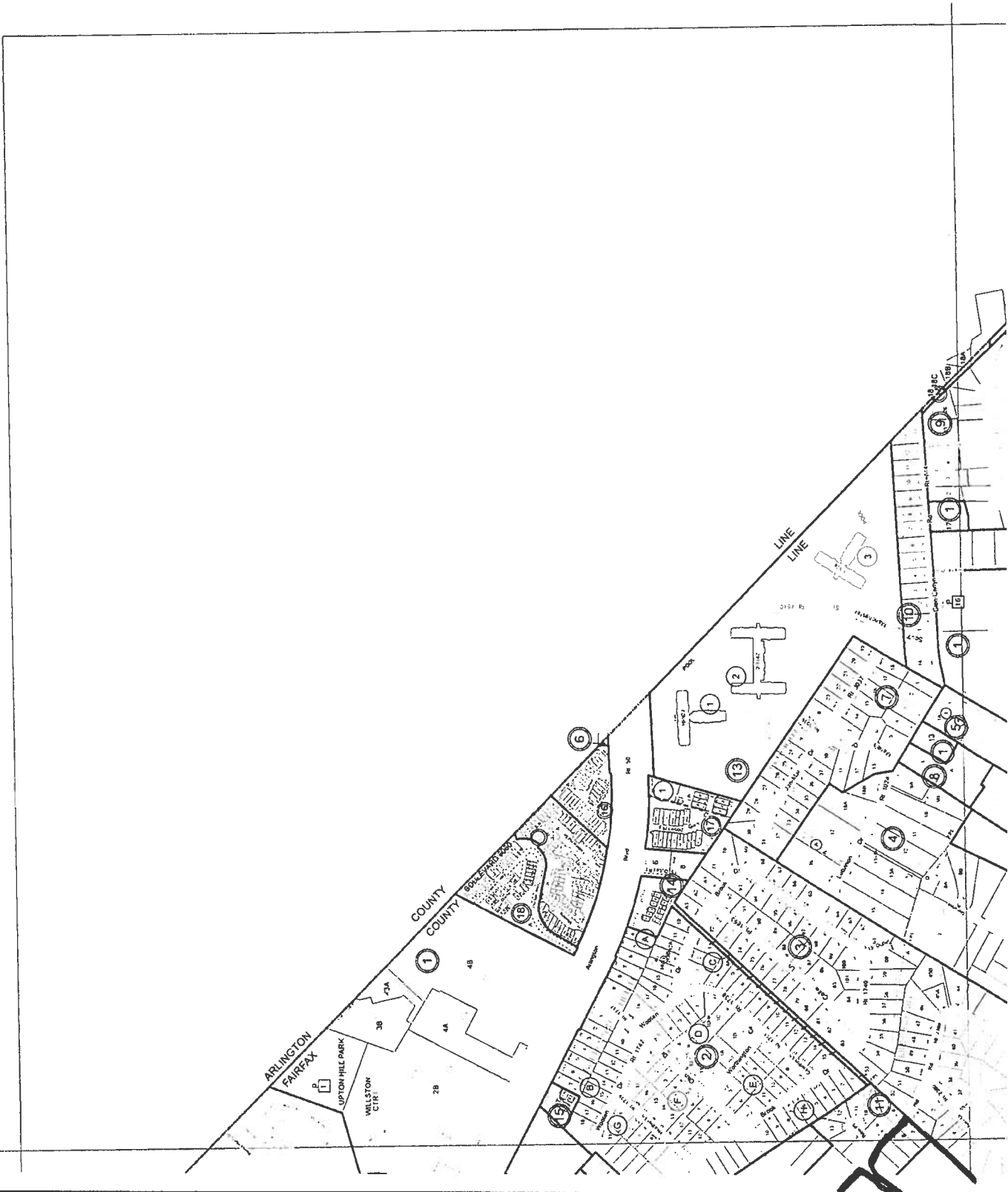
## CADASTRAL MAP

51-4

Revised to 05-13-2019

[illegible]

© 1999 by The McGraw-Hill Companies







David R. Gill  
dgill@wiregill.com  
703-677-3131

December 3, 2019

**Via Certified Mail # 7016 3010 0000 2464 9269**

WAI MING HUM  
7620 GREAT DOVER ST  
GAINESVILLE VA 20155

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia, as the owner(s) of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

**Property Address: 6117 MUNSON HILL RD, FALLS CHURCH VA 22044**  
**Tax Map Number: 51-3 ((20)) 0001**  
**Supervisor District: Mason District**

The current Comprehensive Plan recommendation for your property is for 2-3 dwelling units per acre (B-2, Glen Forest, No specific plan text).

I am proposing that the Plan be amended to permit .5 FAR for a Community Center and Mosque plus potential secondary uses including senior housing and retail.

Any comments or questions you have about this specific nomination should be directed to me by telephone at 703-677-3131 or by mail at Wire Gill LLP, 1750 Tysons Boulevard, Suite 1500, Tysons, Virginia 22102. If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

Sincerely,

David R. Gill

Attachment: Maps

1750 Tysons Boulevard | Suite 1500 | Tysons, VA 22102 | [www.wiregill.com](http://www.wiregill.com)





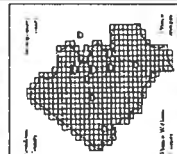
A Fairfax County Property Tax Map



Map of the City of Fairfax, Virginia, showing the location of the City of Fairfax within the County of Fairfax. The map is a detailed cadastral map showing property boundaries, lot numbers, and street names. The map is oriented with North at the top.

GENERAL NOTES

1. The map is a detailed cadastral map showing property boundaries, lot numbers, and street names. The map is oriented with North at the top.



UNIVERSITY CITY LINE

50-1	51-1
50-2	51-2
50-3	51-3
50-4	51-4
50-5	51-5
50-6	51-6
50-7	51-7
50-8	51-8
50-9	51-9
50-10	51-10
50-11	51-11
50-12	51-12

SUBTERRANEAN

CADASTRAL MAP

51-3

Revised to 07-02-2019

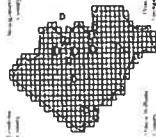
Property  
The City of Fairfax, Virginia  
The County of Fairfax, Virginia  
The State of Virginia  
The United States of America  
The City of Fairfax, Virginia  
The County of Fairfax, Virginia  
The State of Virginia  
The United States of America







**© NIKAL-NET S**

[illegible]

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51-2	51-2	
61-1	61-2	62-1

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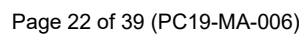
## CADASTRAL MAP

51-4

Revised to 05-13-2019

1.  $\text{H}_2\text{O} + \text{H}_2\text{O} \rightleftharpoons \text{H}_3\text{O}^+ + \text{OH}^-$   
 $K_w = [\text{H}_3\text{O}^+][\text{OH}^-] = 1.0 \times 10^{-14}$   
 $\text{pH} = -\log[\text{H}_3\text{O}^+] = 7.0$   
 $\text{pOH} = -\log[\text{OH}^-] = 7.0$   
 $\text{pH} + \text{pOH} = 14.0$   
 2.  $\text{H}_2\text{O} + \text{H}_2\text{O} \rightleftharpoons \text{H}_3\text{O}^+ + \text{OH}^-$   
 $K_w = [\text{H}_3\text{O}^+][\text{OH}^-] = 1.0 \times 10^{-14}$   
 $\text{pH} = -\log[\text{H}_3\text{O}^+] = 7.0$   
 $\text{pOH} = -\log[\text{OH}^-] = 7.0$   
 $\text{pH} + \text{pOH} = 14.0$

THE UNIVERSITY OF CHICAGO







David R. Gill  
dgill@wiregill.com  
703-677-3131

December 3, 2019

**Via Certified Mail # 7016 3010 0000 2464 9276**

SAMIR M ABO ISSA and ROMAINE PETHICK-LAWRENCE  
6115 MUNSON HILL RD  
FALLS CHURCH VA 22044

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia, as the owner(s) of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

**Property Address: 6115 MUNSON HILL RD, FALLS CHURCH VA 22044**  
**Tax Map Number: 51-3 ((20)) 0002**  
**Supervisor District: Mason District**

The current Comprehensive Plan recommendation for your property is for 2-3 dwelling units per acre (B-2, Glen Forest, No specific plan text).

I am proposing that the Plan be amended to permit .5 FAR for a Community Center and Mosque plus potential secondary uses including senior housing and retail.

Any comments or questions you have about this specific nomination should be directed to me by telephone at 703-677-3131 or by mail at Wire Gill LLP, 1750 Tysons Boulevard, Suite 1500, Tysons, Virginia 22102. If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

Sincerely,

David R. Gill

Attachment: Maps

1750 Tysons Boulevard | Suite 1500 | Tysons, VA 22102 | [www.wiregill.com](http://www.wiregill.com)





GENERAL NOTES

1. This map is a reproduction of the original map on file in the Office of the Assessor.

2. The map is subject to change without notice.

3. The map is not to be used for legal purposes.

4. The map is not to be used for engineering purposes.

5. The map is not to be used for surveying purposes.

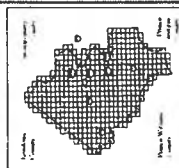
6. The map is not to be used for any other purpose.

7. The map is not to be used for any other purpose.

8. The map is not to be used for any other purpose.

9. The map is not to be used for any other purpose.

10. The map is not to be used for any other purpose.



ADMINISTRATIVE

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CADAstral MAP

51-3

Revised to 07-02-2019

Page 24 of 39 (PC19-MA-006)



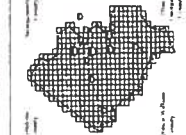


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GENERAL NOTES

GENERAL NOTES

GENERAL NOTES



GENERAL NOTES

51-1	51-2	61-1	61-2	62-1
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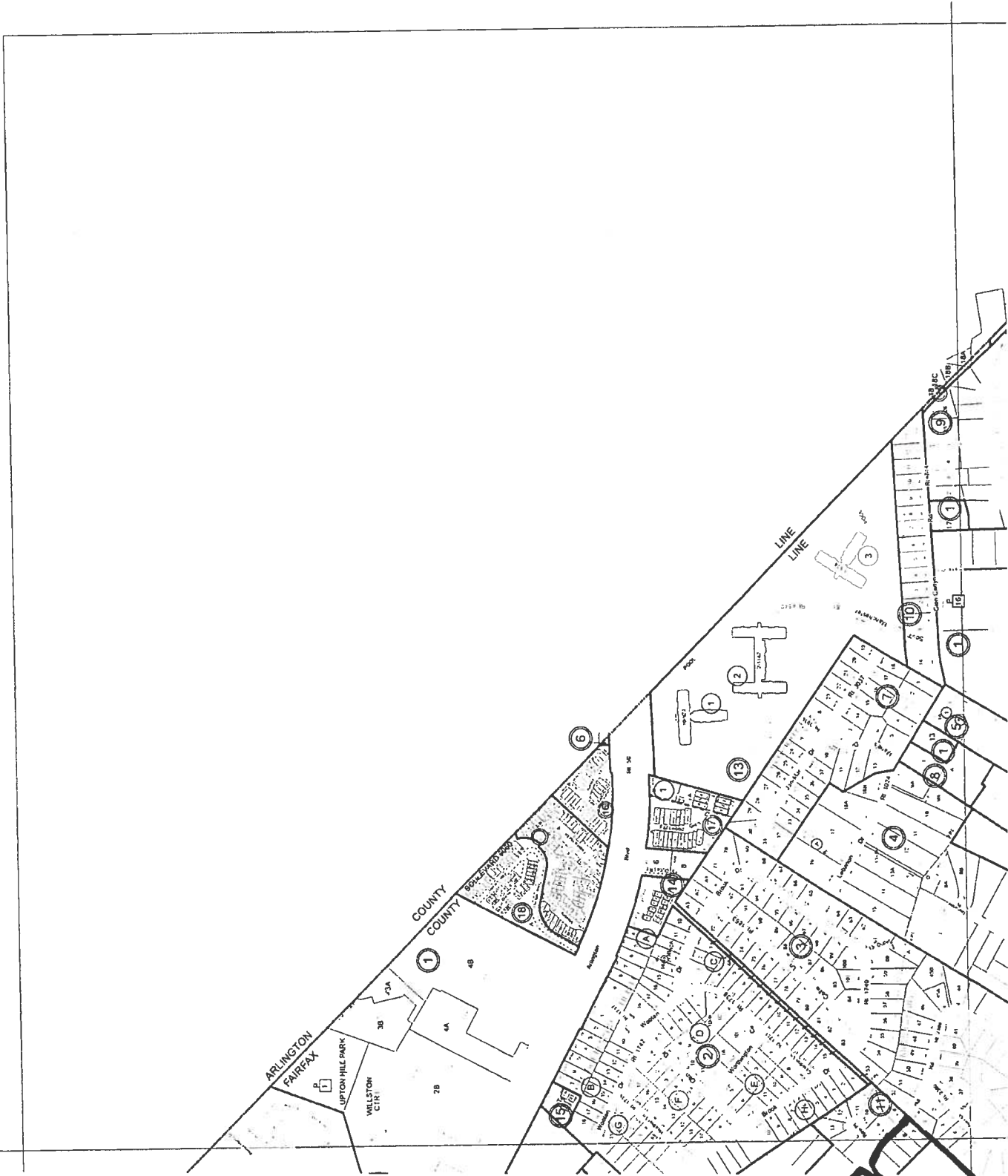
SUBP. 151A

CADASTRAL MAP

51-4

Revised to 05-13-2019

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David R. Gill  
dgill@wiregill.com  
703-677-3131

December 3, 2019

**Via Certified Mail # 7016 3010 0000 2464 9283**

DAR AL HIRJAH ISLAMIC CENTER  
6113 MUNSON HILL RD  
FALLS CHURCH VA 22044

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia, as the owner(s) of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

**Property Address: 6113 MUNSON HILL RD, FALLS CHURCH VA 22044**  
**Tax Map Number: 51-3 ((20)) 0003**  
**Supervisor District: Mason District**

The current Comprehensive Plan recommendation for your property is for 2-3 dwelling units per acre (B-2, Glen Forest, No specific plan text).

I am proposing that the Plan be amended to permit .5 FAR for a Community Center and Mosque plus potential secondary uses including senior housing and retail.

Any comments or questions you have about this specific nomination should be directed to me by telephone at 703-677-3131 or by mail at Wire Gill LLP, 1750 Tysons Boulevard, Suite 1500, Tysons, Virginia 22102. If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

Sincerely,

David R. Gill

Attachment: Maps

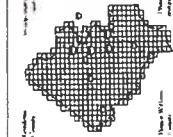
1750 Tysons Boulevard | Suite 1500 | Tysons, VA 22102 | [www.wiregill.com](http://www.wiregill.com)



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GENERAL INDEX

1. *What is the purpose of the study?*  
 2. *What are the research objectives?*  
 3. *What is the research design?*  
 4. *What are the variables?*  
 5. *What is the sample size?*  
 6. *What are the data sources?*  
 7. *What are the data collection methods?*  
 8. *What are the data analysis methods?*  
 9. *What are the results?*  
 10. *What are the conclusions?*  
 11. *What are the limitations?*  
 12. *What are the recommendations?*



$\chi^2 = 0.96$ ,  $p = 0.87$

50-2	50-1	51-1	61-2
50-1	51-3	51-1	61-1
60-2	61-1	61-1	61-2

STUDY 1

## CADASTRAL MAP

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Revised to 117 - 112 - 2019

Study of human neurophysiology and anatomy  
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Accepted 1 September 2005 / online 1 October 2005

GENERAL NOTES

[illegible]

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51-1			
51-3			
61-1	61-2	62-1	

## REFERENCES

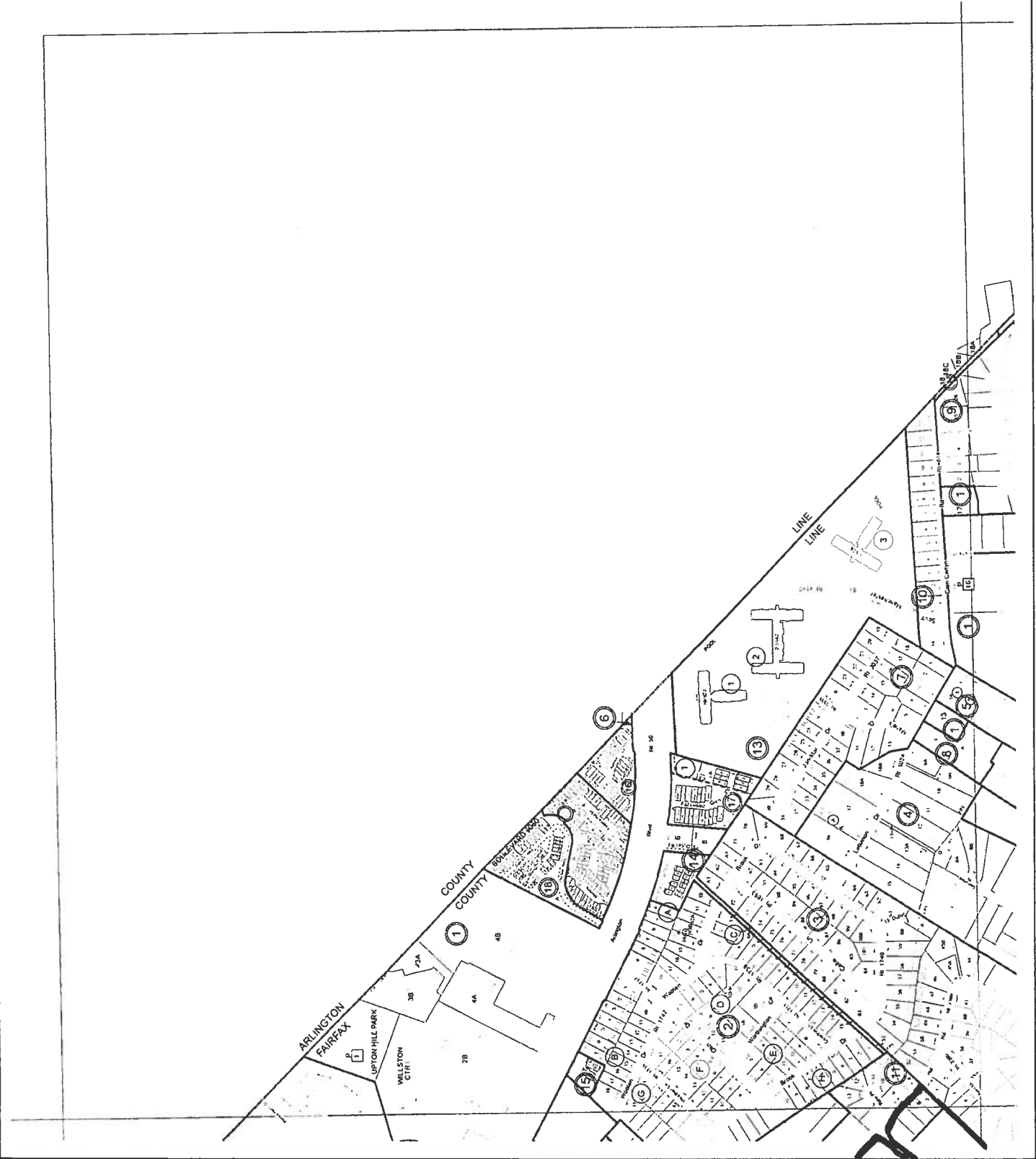
**CADASTRAL MAP**

51-4

Revised to 45-13-2019

[illegible]

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David R. Gill  
dgill@wiregill.com  
703-677-3131

December 3, 2019

**Via Certified Mail # 7016 3010 0000 2464 9290**

**DAR AL-HIJRAH ISLAMIC CENTER  
6111 MUNSON HILL RD  
FALLS CHURCH VA 22044**

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia, as the owner(s) of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

**Property Address: 6111 MUNSON HILL RD, FALLS CHURCH VA 22044  
Tax Map Number: 51-3 ((20)) 0004  
Supervisor District: Mason District**

The current Comprehensive Plan recommendation for your property is for 2-3 dwelling units per acre (B-2, Glen Forest, No specific plan text).

I am proposing that the Plan be amended to permit .5 FAR for a Community Center and Mosque plus potential secondary uses including senior housing and retail.

Any comments or questions you have about this specific nomination should be directed to me by telephone at 703-677-3131 or by mail at Wire Gill LLP, 1750 Tysons Boulevard, Suite 1500, Tysons, Virginia 22102. If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

Sincerely,

A handwritten signature in black ink, appearing to read "David R. Gill", is written over a light blue horizontal line.

David R. Gill

Attachment: Maps

1750 Tysons Boulevard | Suite 1500 | Tysons, VA 22102 | [www.wiregill.com](http://www.wiregill.com)



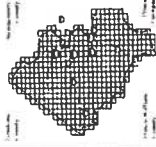






U.S. NATIONAL ARCHIVES

10. The following table shows the number of people who attended the 2000 Summer Olympic Games in Sydney, Australia. The number of people who attended the 2000 Summer Olympic Games in Sydney, Australia, is shown in the following table.



VINCENT BARTON, JR.

51-1			
51-3	51-4		
61-1	61-2	62-1	

SPRING

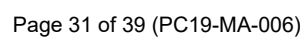
**CADASTRAL MAP**

51-4

Revised to 45 - 13 - 2019

[illegible]

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David R. Gill  
dgill@wiregill.com  
703-677 3131

December 3, 2019

**Via Certified Mail # 7016 3010 0000 2464 9306**

REHNAH B. KHAN  
6109 MUNSON HILL RD  
FALLS CHURCH VA 22044

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia, as the owner(s) of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

**Property Address: 6109 MUNSON HILL RD, FALLS CHURCH VA 22044**  
**Tax Map Number: 51-3 ((20)) 0005**  
**Supervisor District: Mason District**

**Property Address: 6107 MUNSON HILL RD, FALLS CHURCH VA 22044**  
**Tax Map Number: 51-4 ((11)) 0006**  
**Supervisor District: Mason District**

The current Comprehensive Plan recommendation for your property is for 2-3 dwelling units per acre (B-2, Glen Forest, No specific plan text).

I am proposing that the Plan be amended to permit .5 FAR for a Community Center and Mosque plus potential secondary uses including senior housing and retail.

Any comments or questions you have about this specific nomination should be directed to me by telephone at 703-677-3131 or by mail at Wire Gill LLP, 1750 Tysons Boulevard, Suite 1500, Tysons, Virginia 22102. If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

Sincerely,

David R. Gill

Attachment: Maps

1750 Tysons Boulevard | Suite 1500 | Tysons, VA 22102 | [www.wiregill.com](http://www.wiregill.com)

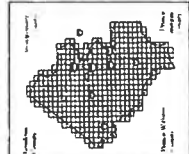




Official Map of the City of Weymouth  
The City of Weymouth is a member of the Commonwealth of Massachusetts  
The City of Weymouth is a member of the Commonwealth of Massachusetts  
The City of Weymouth is a member of the Commonwealth of Massachusetts

OFFICIAL MAP

Official Map of the City of Weymouth  
The City of Weymouth is a member of the Commonwealth of Massachusetts  
The City of Weymouth is a member of the Commonwealth of Massachusetts  
The City of Weymouth is a member of the Commonwealth of Massachusetts



OFFICIAL MAP

50	51	52
53	54	55
56	57	58

SHEET 51-3

CADAstral MAP

51-3

Revised to 07-02-2019

Official Map of the City of Weymouth  
The City of Weymouth is a member of the Commonwealth of Massachusetts  
The City of Weymouth is a member of the Commonwealth of Massachusetts  
The City of Weymouth is a member of the Commonwealth of Massachusetts







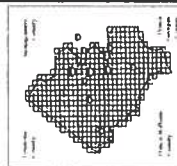
1. Location: County of Suffolk, Town of Braintree



2. Description: This map shows the location of the property in relation to the surrounding streets and landmarks. The property is located in the northern part of the town, near the border with the County of Suffolk.

3. Remarks: The property is located in the northern part of the town, near the border with the County of Suffolk.

4. Notes: The property is located in the northern part of the town, near the border with the County of Suffolk.



5. Remarks: The property is located in the northern part of the town, near the border with the County of Suffolk.

51-1	51-2	51-3	51-4
61-1	61-2	61-3	61-4

6. Remarks: The property is located in the northern part of the town, near the border with the County of Suffolk.

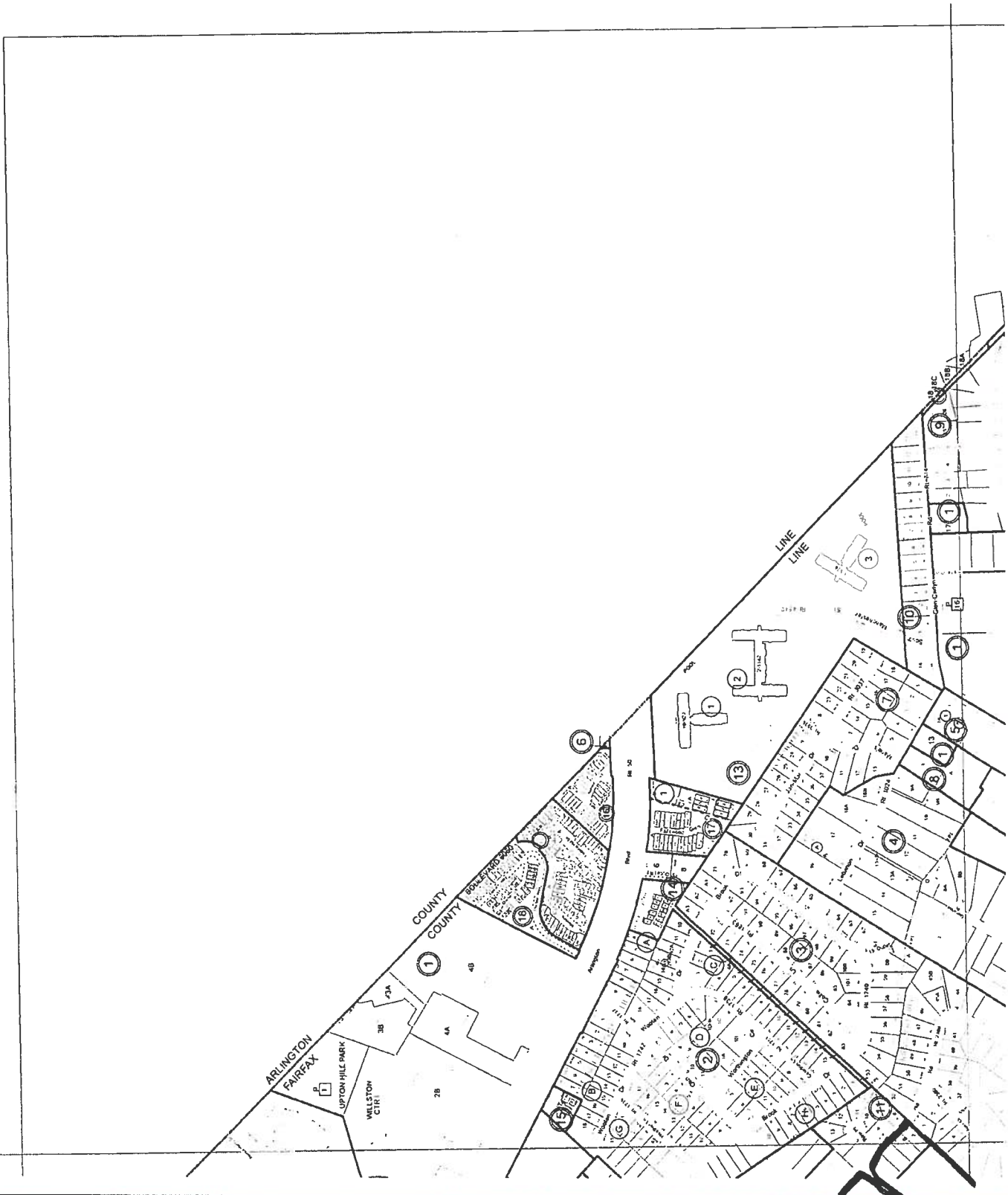
7. Remarks: The property is located in the northern part of the town, near the border with the County of Suffolk.

8. Remarks: The property is located in the northern part of the town, near the border with the County of Suffolk.

9. Remarks: The property is located in the northern part of the town, near the border with the County of Suffolk.

10. Remarks: The property is located in the northern part of the town, near the border with the County of Suffolk.

11. Remarks: The property is located in the northern part of the town, near the border with the County of Suffolk.







David R. Gill  
dgill@wiregill.com  
703-677-3131

December 3, 2019

**Via Certified Mail # 7016 3010 0000 2464 9313**

JALLEL TRABELSI  
6105 MUNSON HILL RD  
FALLS CHURCH VA 22044

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia, as the owner(s) of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

**Property Address: 6105 MUNSON HILL RD, FALLS CHURCH VA 22044**  
**Tax Map Number: 51-4 ((11)) 0007**  
**Supervisor District: Mason District**

The current Comprehensive Plan recommendation for your property is for 2-3 dwelling units per acre (B-2, Glen Forest, No specific plan text).

I am proposing that the Plan be amended to permit .5 FAR for a Community Center and Mosque plus potential secondary uses including senior housing and retail.

Any comments or questions you have about this specific nomination should be directed to me by telephone at 703-677-3131 or by mail at Wire Gill LLP, 1750 Tysons Boulevard, Suite 1500, Tysons, Virginia 22102. If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

Sincerely,

David R. Gill

Attachment: Maps

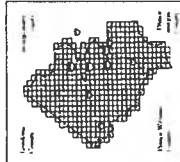
1750 Tysons Boulevard | Suite 1500 | Tysons, VA 22102 | [www.wiregill.com](http://www.wiregill.com)





Help with a paper? Visit <http://www.bartleby.com> for a complete list of resources.

CHINKAI MITSU



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51-1	51-1	51-1
51-1	51-1	51-1
51-1	51-1	51-1

STUDY 1

CADASTRAL MAP

51-3

Revised to 07-02-2019

1. *Staphylococcus aureus* (ATCC 12228)  
 2. *Staphylococcus aureus* (ATCC 12228)  
 3. *Staphylococcus aureus* (ATCC 12228)  
 4. *Staphylococcus aureus* (ATCC 12228)  
 5. *Staphylococcus aureus* (ATCC 12228)  
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 7. *Staphylococcus aureus* (ATCC 12228)  
 8. *Staphylococcus aureus* (ATCC 12228)  
 9. *Staphylococcus aureus* (ATCC 12228)  
 10. *Staphylococcus aureus* (ATCC 12228)







1: Fairfax County, Virginia Public Use



Map of Fairfax County, Virginia  
This map is a reproduction of the original map of Fairfax County, Virginia, as of the date of the map's creation. The map is not a survey and does not constitute a warranty of any kind. The map is provided for informational purposes only and should not be used for any legal or financial purposes. The map is subject to change without notice.

U.S. NATIONAL MAPS

Map of Fairfax County, Virginia  
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Map of Fairfax County, Virginia

51-1	51-2	61-1	61-2	62-1
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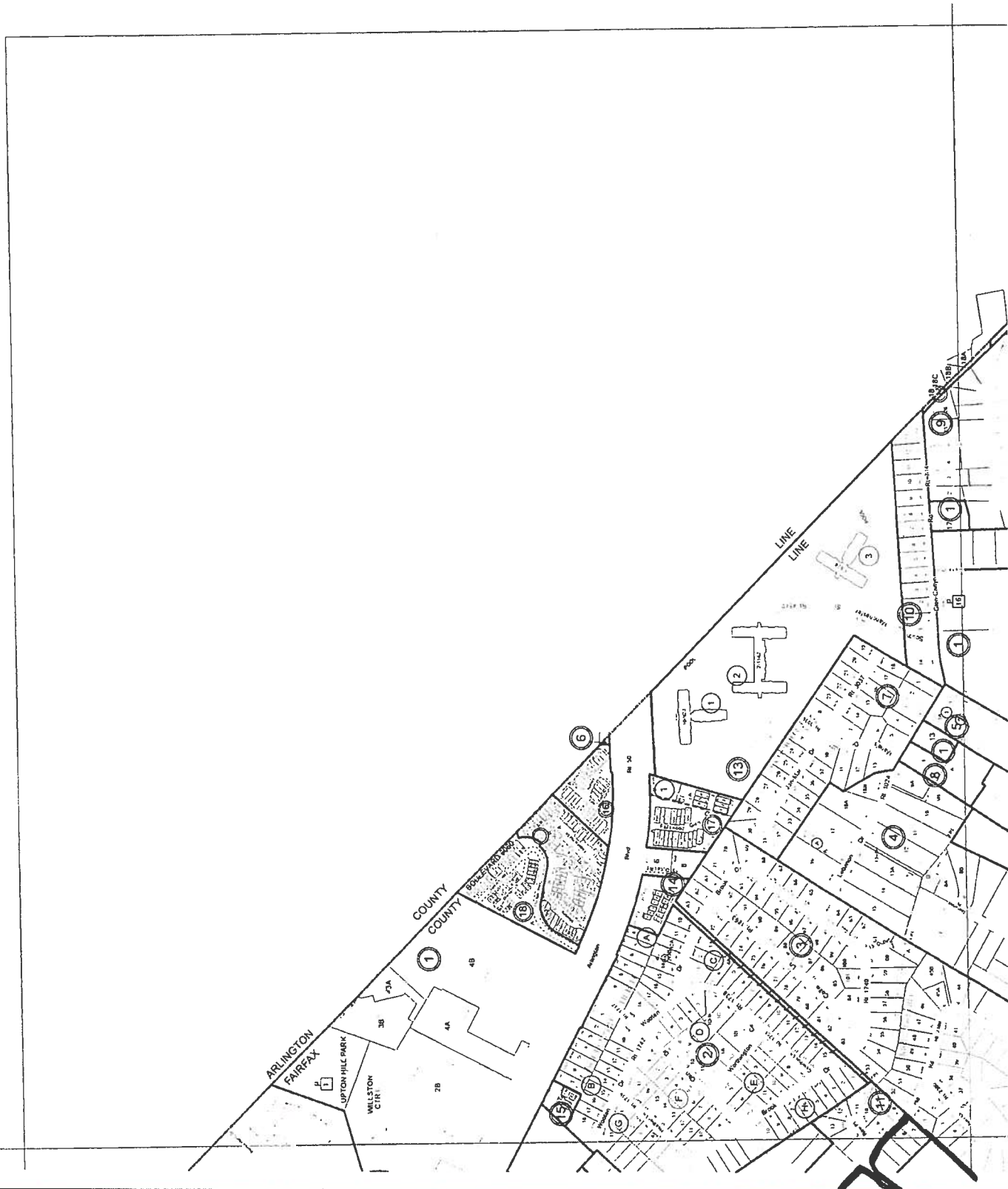
U.S. NATIONAL MAPS

51-4

Revised to 05-13-2019

Map of Fairfax County, Virginia  
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Map of Fairfax County, Virginia





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FALLS CHURCH VA 22044

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SAMIR M ABO ISSA and  
ROMAINE PETHICK-LAWRENCE  
6115 MUNSON HILL RD  
FALLS CHURCH VA 22044

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6113 MUNSON HILL RD  
FALLS CHURCH VA 22044

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DEC 2019



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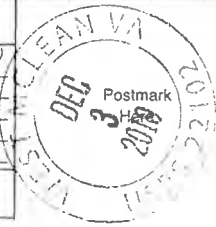
Postage  
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Total Postage a  
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Sent To **DAR AL-HIJRAH ISLAMIC CENTER**  
**6111 MUNSON HILL RD**  
**FALLS CHURCH VA 22044**

Street and Apt.  
 City, State, ZIP

PS Form 3800



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Total Postage  
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Sent To **REHNAH B. KHAN**  
**6109 MUNSON HILL RD**  
**FALLS CHURCH VA 22044**

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 City, State, ZIP

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Total Postage  
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Sent To **JALLEL TRABELSI**  
**6105 MUNSON HILL RD**  
**FALLS CHURCH VA 22044**

Street and Apt.  
 City, State, ZIP

PS Form 3800







**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

**TYPE OR PRINT RESPONSES IN BLACK INK**

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY



*Date Received:* \_\_\_\_\_

*Date Accepted:* \_\_\_\_\_

*Planning District:* \_\_\_\_\_

*Special Area:* \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**

Name: Joe E. Francone Daytime Phone: (703) 339-3963

Address: 128 S. Royal Street, Suite 200  
Alexandria, VA 22314

Nominator E-mail Address: JEF@jdlongmasonry.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Lee ☐ Mason ☐ Braddock ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 16.00

Total aggregate size of all nominated parcels (in acres and square feet): 25 acres 1,125,155 sq. ft.



Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation.

Please see attached Comprehensive Plan text.

b. Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: 5-8 DU/AC

c. Current Zoning Designation (<https://www.fairfaxcounty.gov/geoapps/jade>).

C-8 (Highway Commercial)



d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

The development under the proposed Comprehensive Plan designation would be a community offering a diverse mix of high-density multi-family and townhouse residential uses with the potential for some small scale neighborhood serving retail and/or office use. Please see attached Statement of Justification for more detail.

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

The development is envisioned as a high-quality pedestrian scale community with a range of housing options offering recreational areas weaved together by a network of sidewalks. High density buildings adjacent to the corridor will step down to transition to the adjacent SFD neighborhoods. Surface parking is projected at first with the opportunity for structured parking depending on the end user.

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse	120	2,000	
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)	240	1,950	
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)	224	1,000	
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		<b>TOTAL:</b>	584		
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**	20-30 du/ac				

\*\* If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☒ Office
 ☒ Retail & Other
 ☐ Institutional
 ☐ Private Recreation/Open Space
 ☐ Industrial
 ☐ Residential, as part of Mixed-Use (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: .08 Total Gross Square Feet: 92,600



Categories	Percent of Total FAR	Square Feet
Office	5%	46,300
Retail & Other Uses	5%	46,300
Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	90%	932,000 sf
<b>TOTAL</b>	<b>100%</b>	<b>1,024,600 sf</b>
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage.</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ Addresses an emerging community concern(s);
- ☐ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - Environmental protection,
  - Revitalization of designated areas,
  - Economic development,
  - Preserving open space,
  - Affordable housing, or
  - Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☐ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

Fairfax County Planning Commission Office  
<https://www.fairfaxcounty.gov/planningcommission/>  
 Government Center Building, Suite 552  
 12000 Government Center Parkway  
 Fairfax, Virginia 22035-5505



### PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part I of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
See attached table					



## NOMINATION CHECKLIST

- ☒ 1. Completed the official nomination form;
- ☒ 2. Copy of each the notification letter and map sent by certified mail to the property owner(s), if different than the nominator/agent (Item 3);
- ☒ 3. Original and/or copies of each of the postmarked certified mail receipt(s), if different from the nominator/agent (as proof of satisfying notice requirement) (Item 3, Property Information Table);
- ☒ 4. 8 ½ x 11 Property Map (tax maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) with nomination area outlined in black ink (Item 5);
- ☒ 5. Additional page (not more than two) of justification for proposed Plan change (Item 6).
- ☐ 6. Neighborhood petition, only if neighborhood proposes a neighborhood consolidation.



**PROPERTY INFORMATION TABLE**

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

	TAX MAP NUMBER	NAME OF PROPERTY OWNER	STREET ADDRESS OF PARCEL	MAILING ADDRESS OF OWNER	PARCEL SIZE IN ACRES	SIGNATURE OF OWNER OR CERTIFIED RECEIPT NUMBER
PARCELS SUBJECT TO NOMINATION (Suburban Neighborhood (SN) Areas between South County Center and Woodlawn CBCs)	101-3 ((1)) 31C	AHORA COMPANY LC	8465 RICHMOND HWY	124 S ROYAL ST ALEXANDRIA VA 22314	1.72	
	101-3 ((1)) 32	AHORA COMPANY LC	8500 GREENLEAF ST	124 S ROYAL ST ALEXANDRIA VA 22314	4.25	
	101-3 ((1)) 33	RAPIDO COMPANY LC	106 DENFIELD DR	124 S ROYAL ST ALEXANDRIA VA 22314	4.23	
	101-3 ((9)) (1) 1	RAPIDO COMPANY LC	222 DENFIELD DR	124 S ROYAL ST ALEXANDRIA VA 22314	0.5	
	101-3 ((9)) (1) 2	RAPIDO COMPANY LC	4116 MELON ST	124 S ROYAL ST ALEXANDRIA VA 22314	0.5	
	101-3 ((9)) (1) 3	RAPIDO COMPANY LC	4117 MELON ST	124 S ROYAL ST ALEXANDRIA VA 22314	0.5	
	101-3 ((9)) (1) 4	RAPIDO COMPANY LC	4115 GALEN ST	124 S ROYAL ST ALEXANDRIA VA 22314	0.5	
	101-3 ((1)) 28	SPIRIT OF FAITH	8431 RICHMOND HWY	8100 BROWN CT C/O LOUISE CARTER ALEXANDRIA VA 22306	0.77	
	101-3 ((1)) 29 B	DOLPHIN LANE ASSOCIATES LLC	8459 RICHMOND HWY	4512 DOLPHIN LN ALEXANDRIA VA 22309	0.92	
	101-3 ((1)) 30 B1	NAME WITHHELD BY REQUEST	8453 RICHMOND HWY	ATTN M&T PROPERTY MANAGEMENT CAPITOL HEIGHTS MD 20743	7.72	
	101-3 ((1)) 30 C	MASTER ROOFING	8463 RICHMOND HWY	P O BOX 15030 ALEXANDRIA VA 22309	1.17	
	101-3 ((9)) (1) 5	HOPKINS HOUSE	8543 FOREST PL	1224 PRINCESS ST ALEXANDRIA VA 22314	0.5	
	101-3 ((9)) (1) 500	HWANG DAVID	8537 RICHMOND HWY	6058 SUGARSTONE CT MCLEAN VA 22101	0.28	
	101-3 ((9)) (1) 501	HOPKINS HOUSE	8537 FOREST PL	1224 PRINCESS ST ALEXANDRIA VA 22314	1.04	
	101-3 ((9)) (1) C1	HOPKINS HOUSE	8529 RICHMOND HWY	1224 PRINCESS ST ALEXANDRIA VA 22314	0.14	
	101-3 ((9)) (2) B	B AND E KALENDER LLC	8541 RICHMOND HWY	1102 S MONROE ST ARLINGTON VA 22204	1.09	
				<b>TOTAL SN AREA #3:</b>	<b>25.83</b>	

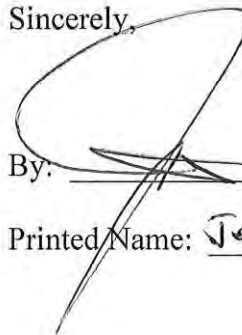


Planning Commission  
12000 Government Center Parkway  
Suite 330  
Fairfax, VA 22035

RE: Agent Authorization for filing of SSPA on Tax Maps 101-2((1))29A, 29C, 29D;  
101-4((1))20-24

The undersigned, as nominator in the above referenced nomination, hereby authorizes McGuireWoods LLP to act as my agent with regard to the processing of this nomination.

Sincerely,



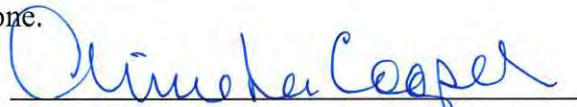
By: \_\_\_\_\_

Printed Name: Joseph E. Francone

STATE OF Virginia  
CITY/COUNTY OF Fairfax, to-wit:

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of

January, 2020 by Joseph E. Francone.



Notary Public

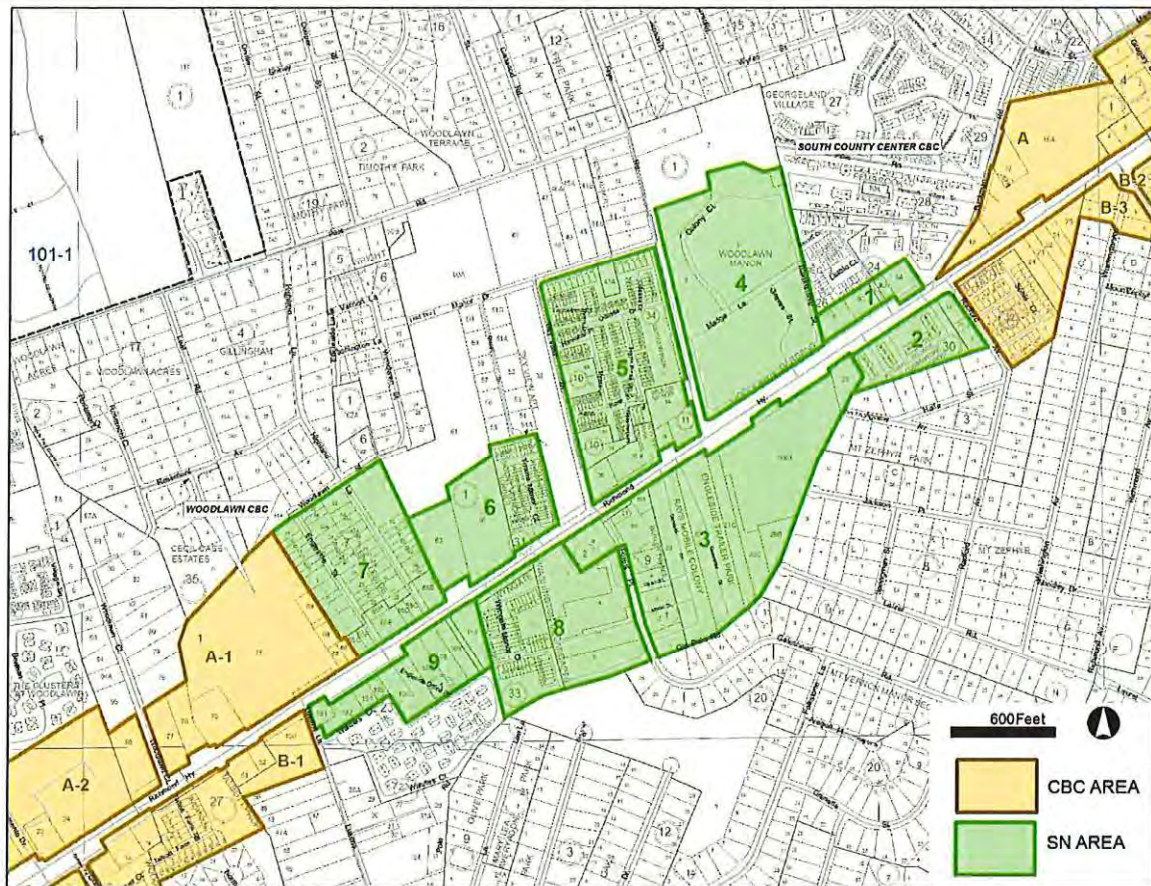
Notary Registration No: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_





Suburban Neighborhood Areas between South County Center and Woodlawn CBCs



**SNAs BETWEEN SOUTH COUNTY CENTER  
AND WOODLAWN CBCS**

**FIGURE 71**

1. This area is located between the southern end of Buckman Road and Blankenship Street and is planned for retail and/or office use up to 0.35 FAR.
2. This area is bounded by Richmond Highway, Radford Avenue, New Hope Housing, Inc. and is located north of Halfe Street. It is primarily planned for and developed with the Potomac Square Shops & Offices, or office and/or retail use up to 0.35 FAR with building heights up to 40 feet.
3. This area is bounded by Richmond Highway, Potomac Square Shops & Offices and Forest Place, and includes the Engleside Trailer Park and Ray's Mobile Home Colony. This area is planned for residential use at 5-8 dwelling units per acre. Residential uses should be designed to provide for a transition to the adjacent single-family residential neighborhood by providing the required buffering, fencing, and/or screening to adjacent neighborhoods. Any redevelopment of this area is encouraged to comply with the county's voluntary relocation guidelines. No access should be provided to any proposed development from the Mount Zephyr or Mount Vernon Manor communities.  
If substantial consolidation is achieved, this area may be appropriate for a mixed-use



development using an urban/town center design concept with residential, office and retail uses. Based on the size of the land area, approximately 75 percent of the total development is planned for residential use at a density of 16-20 du/ac, with 25 percent of the development planned for retail and office uses at an intensity of 0.50 FAR.

In addition, the following conditions should be met:

- The proposed “urban/town center” concept’s site design should enable the creation of a cohesive and walkable environment.
- High-quality architecture should be provided.
- Buildings should be oriented to internal/external streets and sidewalks, and sufficient open space should be interspersed with retail, residential, and office uses to provide usable public gathering areas.
- Building tapering, vegetative buffering, and screening with fencing along the yards of adjacent single-family residences should be provided as needed on the periphery to create a transition to the surrounding areas. Lighting and sound from any development should be designed so that it is not intrusive to adjacent residential development.
- Multifamily use may be appropriate if designed as townhouse-style structures. These structures may include ground floor retail and office uses.
- Any freestanding office or residential building is encouraged to meet at least U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) Silver standards or other comparable programs with third party certification. Retail users are encouraged to meet applicable LEED standards, or other comparable programs, in design and construction to promote sustainable development. The impervious nature of hard surfaces should be offset through approaches such as providing vegetated planting strips in surface parking lots.
- Multi-story office buildings should include ground-floor retail use and other services where possible. To the extent possible, the new retail uses should be located in places that would encourage public usage, activate the town center, and reduce vehicular traffic. Such new retail uses should also be distributed throughout the site in the ground floors of the residential buildings and at prominent entrance points to the town center.
- The residential units should be distributed in buildings across the site in a manner that is well-integrated into the town center. The residential uses also should have convenient access to open space, community-serving retail uses, and other services.
- Usable open spaces such as Pocket Parks, Plazas, Common Greens and Recreation-focused urban parks should be integrated into the development with supporting pedestrian connectivity.
- Internal roadways, trails, sidewalks, and street crossings should connect buildings and open spaces. Streetscape treatments should include trees, landscaping, sidewalks, bicycle facilities, street furniture, and various paving textures, to the extent possible.
- The impact on parks and recreation levels of service should be offset per Objective 6 of the Parks and Recreation Section of the Policy Plan through the provision of on-site



urban park amenities, parkland dedication, provision of active recreation facilities and/or improvements to existing nearby parks.

- Transportation improvements should be provided that ensure that the impact of the proposed development is mitigated so that there is no overall degradation of the transportation network in the vicinity of the site.
  - Bus transit stops and accompanying shelters should be provided along Richmond Highway.
4. This area is bounded by Richmond Highway, Blankenship Street, Frye Road and Colony Court. These parcels are planned for residential use at 16-20 dwelling units per acre. As an option, the area is planned for mixed-use development up to 0.50 FAR with consolidation of Tax Map Parcels 101-3((1))8 and 101-3((1))5. The mixed-use development should consist of predominantly residential use with retail and/or office uses oriented to Richmond Highway.
  5. The area bounded by Richmond Highway, Frye Road, Sky View Drive, and Manor Drive is planned for community-serving retail use up to 0.35 FAR and residential use at 2-3 dwelling units per acre, as shown on the Comprehensive Land Use Plan Map.

As an option, residential use at 14-16 dwelling units per acre may be considered if some of the commercially zoned parcels along Richmond Highway are included in the consolidation, subject to the following conditions:

- Substantial consolidation should be achieved including at least 75 percent of the residentially zoned area. Development at the option level should be considered only if it is in conformance with the guidelines for neighborhood redevelopment contained in Appendix 8 of the Land Use section of the Policy Plan;
  - Residual parcels not included in the initial rezoning under this option may be appropriate for residential use up to 8 dwelling units per acre provided that units are fully integrated and compatible with development, either approved or constructed, under the initial rezoning in terms of unit type, design and architecture;
  - Single-family detached units should be located at the northern end of the area across from the single-family detached community along Manor Drive;
  - Effective buffering and screening should be provided by the residential development to screen it from nonresidential uses and Richmond Highway. The screening should consist of barriers comprised of brick, masonry, and/or wood;
  - Access should be provided from both Sky View Drive and Frye Road, and these two roadways should be interconnected with the internal street system for the residential development. There should be no access to Richmond Highway.
6. This area which includes the Knights of Columbus, the U.S. Post Office site, and the Mount Vernon Townes, is generally located between Towne Manor Court and Highland Lane. These parcels are planned for community-serving retail/office use up to 0.25 FAR or residential use at 12-16 dwelling units per acre without parcel consolidation. Effective buffering and screening to adjacent residential development, high quality design, and efficient circulation patterns should be provided as part of any development plan.



## Statement of Justification

### I. OVERVIEW

This nomination includes 16 parcels totaling approximately 25 acres located within the Richmond Highway Corridor Area Overlay District and are part of the Suburban Neighborhood Areas (SNAs) between South County Center and Woodlawn community Business Centers (CBCs). The plan designates all these parcels as area #3 planned for residential use at 5-8 du/ac and an option for substantial consolidation to achieve a density range of 16-20 du/ac within a mix use development utilizing an urban/town center design concept. The proposed density amendment without the need for substantial consolidation will provide the flexibility to create more compact neighborhoods with quality amenities that promote walkability and create an identity for this area.

### II. SITE CONTEXT

This area is bounded by Richmond Highway to the north, Forest Place and Washington Square apartments to the west, Potomac Square Shops & Offices to the east and the single-family detached neighborhoods (Mount Zephyr & Mount Vernon Manor) to the south. The area includes the Engleside Trailer Park and Ray's Mobile Home Colony as well as some other retail and commercial uses. It is located within 1/2 mile from the South County Center Potential BRT Station and within 1 mile of the Woodlawn Potential Bus Rapid Transit (BRT) Station. These planned BRT stations are spaced about 1.4 miles apart which makes the subject properties a vital link between these stations. This link will offer a diverse mix of high-density housing options and encourage ridership and connectivity to and from these stations.

### III. PROPOSED COMPREHENSIVE PLAN CHANGE SUMMARY

In order to encourage redevelopment of this area, the nominated parcels would benefit from an increase in the target density to 20-30 du/ac without substantial consolidation. The current Comprehensive Plan recommended density range, town center guidance and substantial consolidation severely restricts any reasonable opportunity for redevelopment.

This nomination proposes the following:

- a. Provide a diverse mix of housing options at different price ranges to encourage redevelopment and expand affordable housing opportunities for the county.
- b. Create compact neighborhoods with quality recreational open spaces that form pedestrian linkages to and from the corridor.
- c. Provide an array of building heights focusing height and density along the corridor and stepping down to transition to the adjacent, existing single-family detached neighborhoods.
- d. Eliminate the necessity to provide a mixed-use development through an urban town center concept. The urban town center concept is better suited directly adjacent to the stations. Ancillary, integrated neighborhood retail and/or office may be appropriate but



in no instance shall the commercial use be greater than 5-10 percent of the total gross square footage of the application.

Refer to Attachment for proposed Comprehensive Plan text.

#### IV. JUSTIFICATION

This nomination is justified in several respects. Most significantly it addresses the County's major policy objective with respect to affordability. The nomination also addresses an emerging community concern to revitalize deteriorated areas within the Richmond Highway corridor and provides an initiative towards meeting the county wide goal to provide incentives for public and private investments within revitalization designated areas. In addition, there is a reciprocal relationship between higher-density land uses and transit ridership. Land use policies that encourage denser developments built to a pedestrian scale are much more likely to generate transit ridership and support the BRT stations than dispersed communities.

Under the current Comprehensive Plan language, the only opportunity to develop at a higher density is by implementing a mix use town center concept. Transit Oriented Development (TOD) best practices recommend that a diversity of uses gets focus at a comfortable walking distance from the transit station core area. An urban town center concept would be more appropriate within the CBCs area where it can have the greatest influence on activity level, and it is more accessible by transit. Retail centers and high-density employment are generally discouraged in the peripheral areas if they will compete with or diminish the ability to secure these uses within the CBCs first. Peripheral areas such as the nominated parcels should provide a secondary ridership base and retail patronage market for the CBCs. Their location is more suitable for small scale neighborhood commercial and for providing the supportive density for these town centers adjacent to the stations. The placement of homes within a transit corridor requires density to generate enough customers within a walking or bicycling distance of the transit stop to allow the system to run efficiently and to support the commercial activity within the core areas. The nominated parcels planned at a higher density would achieve this goal while providing a rich mix of housing choices for the county within a high quality pedestrian scale community.

#### V. CONCLUSION

The proposed Comprehensive Plan Amendment would provide incentives for public and private investments to develop an array of housing choices for the corridor. Higher density land uses will allow the creation of quality amenities and open space networks which enhance walkability and promote BRT ridership through a well-designed peripheral residential community to the planned CBC's areas. The Nominator, therefore, respectfully requests the support of the County Staff, the Planning Commission, and approval by the Board of Supervisors.

#### ATTACHMENT:

1. Proposed Text



PROPOSED COMPREHENSIVE PLAN TEXT FOR SNAs BETWEEN SOUTH COUNTY CENTER  
AND WOODLAWN CBCS:

3. This area is bounded by Richmond Highway, Potomac Square Shops & Offices and Forest Place, and includes the Engleside Trailer Park and Ray's Mobile Home Colony. This area is planned for residential use at ~~5-8-20-30~~ dwelling units per acre. ~~Residential uses~~ Building form & landscaping should be designed to provide for a transition to the adjacent single-family residential neighborhood by ~~providing the required buffering, fencing, and/or screening to adjacent neighborhoods.~~ Any redevelopment of this area is encouraged to comply with the county's voluntary relocation guidelines. No access should be provided to any proposed development from the Mount Zephyr or Mount Vernon Manor communities.

~~If substantial consolidation is achieved, this area may be appropriate for a mixed-use development using an urban/town-center design concept with residential, office and retail uses. Based on the size of the land area, approximately~~ At a minimum, approximately 90-75 percent of the total development is planned for residential use at a density of ~~16-20 du/ac~~, with ~~25 up to 10~~ percent of the development planned for retail and/or office uses at an intensity of ~~0.50-08~~ FAR.

In addition, the following conditions should be met:

- The proposed ~~"urban/town-center" concept's site design~~ development should enable the creation of a cohesive and walkable environment.
- High-quality architecture should be provided.
- ~~Buildings should be oriented to internal/external streets and sidewalks, and sufficient open space should be interspersed with retail, residential, and office uses to provide usable public gathering areas.~~
- Buildings should fit within the existing context and provide appropriate building tapering from higher density mid-rise structures along Richmond Highway stepping down to lower scale town house structures adjacent to the existing residential neighborhoods.
- ~~Building tapering, V~~vegetative buffering, and screening with fencing along the yards of adjacent single-family residences should be provided as needed on the periphery to create a transition to the surrounding areas, ~~while also providing opportunities for potential linkages between uses.~~
- Lighting and sound from any development should be designed so that it is not intrusive to adjacent residential development.
- ~~Multifamily use may be appropriate if designed as townhouse-style structures. These structures may include ground floor retail and office uses. Ancillary, integrated neighborhood retail and/or office may be appropriate but in no instance shall the commercial use be greater than 5-10 percent of the total gross square footage of the development.~~
- Any ~~freestanding office or residential building~~ Buildings ~~is are~~ encouraged to meet at least U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver standards

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or other comparable programs with third party certification. ~~Retail users~~ Proposed developments are encouraged to meet applicable LEED standards, or other comparable programs, in design and construction to promote sustainable development. The impervious nature of hard surfaces should be offset through approaches such as providing vegetated planting strips in surface parking lots.

- ~~Multi-story office~~ Mid-rise multi-family buildings should include ~~some~~ ground-floor retail use and other services where possible. To the extent possible, the new retail uses should be located in places that would encourage public usage, ~~activate the town center, and reduce vehicular traffic. Such new retail uses should also be distributed throughout the site in the ground floors of the residential buildings and at prominent entrance points to the town center.~~
- ~~The residential units should be distributed in buildings across the site in a manner that is well-integrated into the town center. The residential uses also should have convenient access to quality open space and amenities, community-serving retail uses, and other services.~~
- Usable open spaces such as Pocket Parks, Plazas, Common Greens and Recreation-focused urban parks should be integrated into the development with supporting pedestrian connectivity.
- Internal roadways, trails, sidewalks, and street crossings should connect buildings and open spaces. Streetscape treatments should include trees, landscaping, sidewalks, bicycle facilities, street furniture, and various paving textures, to the extent possible.
- The impact on parks and recreation levels of service should be offset per Objective 6 of the Parks and Recreation Section of the Policy Plan through the provision of on-site urban park amenities, parkland dedication, provision of active recreation facilities and/or improvements to existing nearby parks.
- Transportation improvements should be provided that ensure that the impact of the proposed development is mitigated so that there is no overall degradation of the transportation network in the vicinity of the site.
- ~~Bus transit stops and accompanying shelters should be provided along Richmond Highway.~~

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 4512 Dolphin Lane  
 Alexandria, VA 22309

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 9300-B E. Hampton Drive  
 Capitol Heights, MD 20743

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City, State	1224 Princess Street Alexandria, VA 22314
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Total	\$
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Street	B and E Kalender LLC
City	1102 S. Monroe Street Arlington, VA 22204
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January 3, 2020

Spirit of Faith Ministries  
c/o Louise Carter  
8100 Brown Court  
Alexandria, VA 22306

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. On behalf of Joseph E. Francone, I am sending this letter to notify you that your property is nominated, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment to its land use plan designation.

Property Address: 8431 Richmond Highway, VA  
Tax Map Number: 1013 01 0028  
Supervisor District: Mount Vernon

The current Comprehensive Plan recommendation for your property is residential use at a density range of 5-8 dwelling units per acre (du/ac) and an option for substantial consolidation to achieve a density range of 16-20 du/ac within a mix use development utilizing an urban/town center design concept. This language limits the choices for redevelopment of your parcel, so this request will be made to amend the Plan language to allow for a mix of residential uses at a density range of 20-30 du/ac without the need for substantial consolidation. This amendment will also allow for some neighborhood retail and/or office use representing 5-10 percent of the total gross square footage of the application for redevelopment.

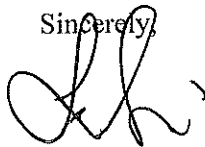
Any comments or questions you have about this specific nomination should be directed to:

Joe E. Francone  
128 S. Royal Street, Suite 200  
Alexandria, VA 22314

Email: JEF@jdlongmasonry.com

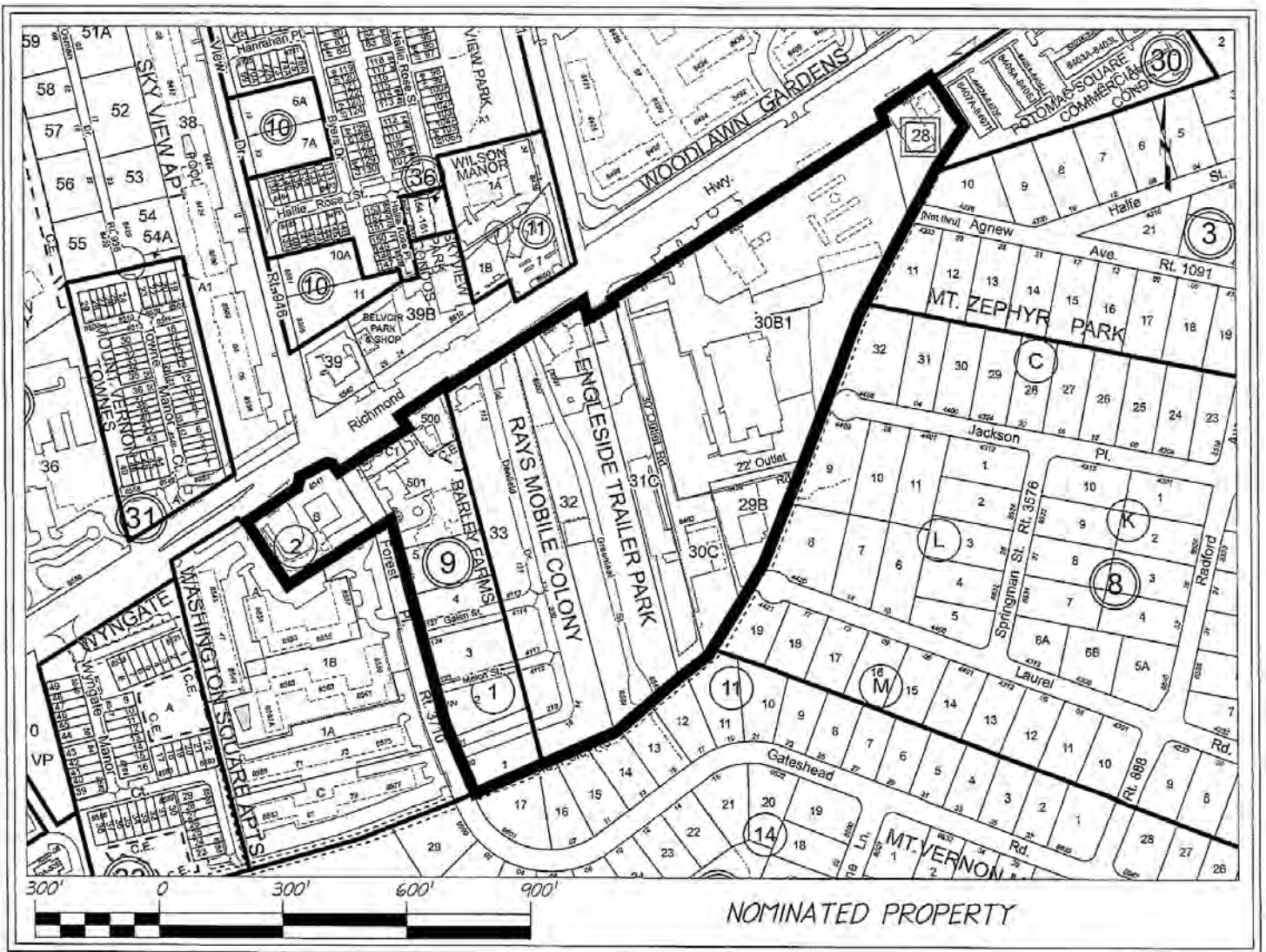
If you have questions about the process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

Sincerely,



Lori R. Greenlief  
Agent for Applicant







McGuireWoods LLP  
1750 Tysons Boulevard  
Suite 1800  
Tysons, VA 22102-4215  
Phone: 703.712.5000  
Fax: 703.712.5050  
www.mcguirewoods.com

Lori Greenlief  
Direct: 703.712.5433

McGUIREWOODS

lgreenlief@mcguirewoods.com

January 3, 2020

Dolphin Lane Associates LLC  
4512 Dolphin Lane  
Alexandria, VA 22309

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. On behalf of Joseph E. Francone, I am sending this letter to notify you that your property is nominated, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment to its land use plan designation.

Property Address: 8459 Richmond Highway, Alexandria, VA 22309  
Tax Map Number: 1013 01 0029B  
Supervisor District: Mount Vernon

The current Comprehensive Plan recommendation for your property is residential use at a density range of 5-8 dwelling units per acre (du/ac) and an option for substantial consolidation to achieve a density range of 16-20 du/ac within a mix use development utilizing an urban/town center design concept. This language limits the choices for redevelopment of your parcel, so this request will be made to amend the Plan language to allow for a mix of residential uses at a density range of 20-30 du/ac without the need for substantial consolidation. This amendment will also allow for some neighborhood retail and/or office use representing 5-10 percent of the total gross square footage of the application for redevelopment.

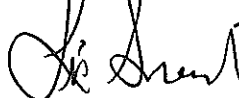
Any comments or questions you have about this specific nomination should be directed to:

Joe E. Francone  
128 S. Royal Street, Suite 200  
Alexandria, VA 22314

Email: JEF@jdlongmasonry.com

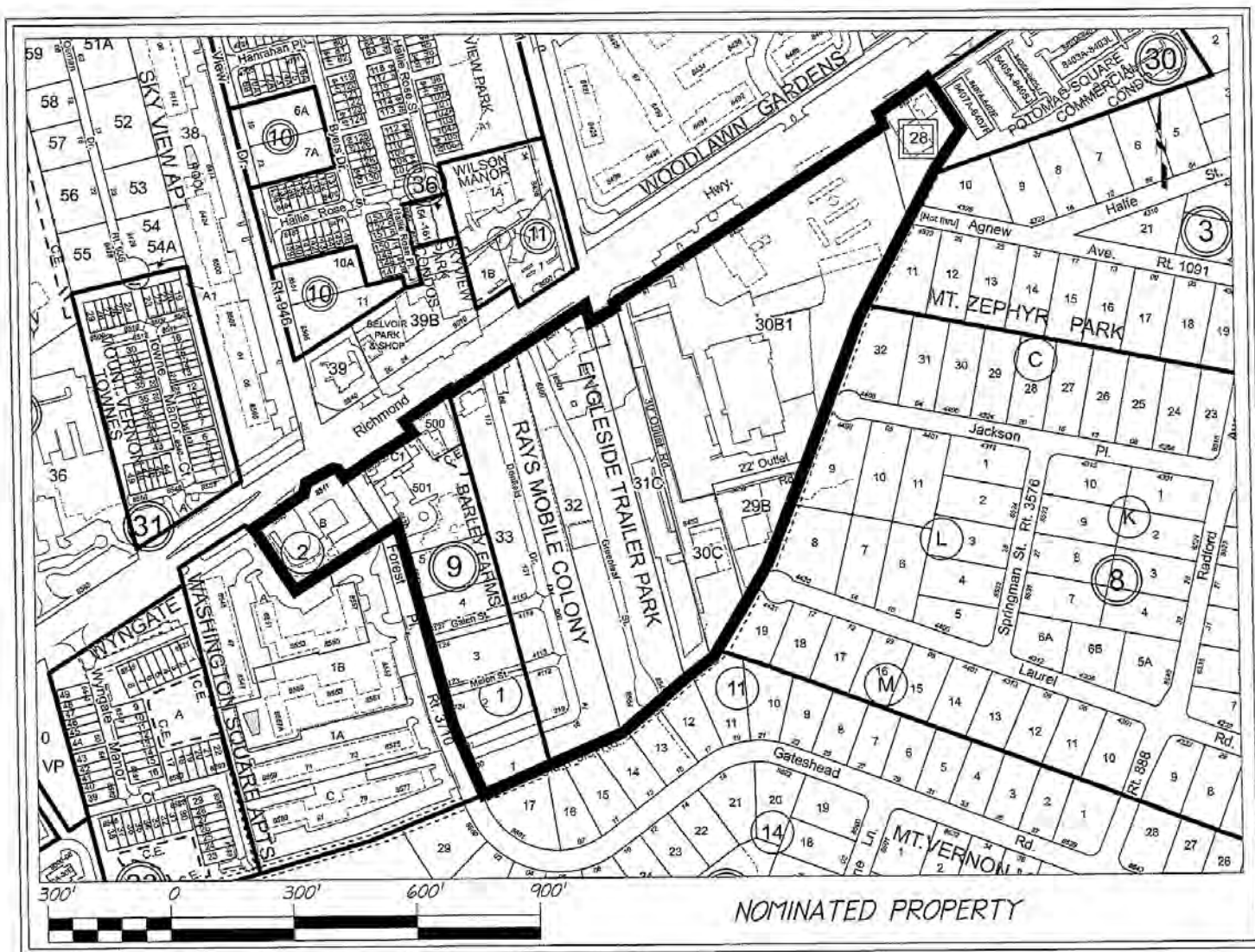
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Sincerely,



Lori R. Greenlief  
Agent for Applicant







January 3, 2020

Property Owner  
Attn: M&T Property Management  
9300-B E. Hampton Drive  
Capitol Heights, MD 20743

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. On behalf of Joseph E. Francone, I am sending this letter to notify you that your property is nominated, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment to its land use plan designation.

Property Address: 8453 Richmond Highway, Alexandria, VA 22309-2408  
Tax Map Number: 1013 01 0030B1  
Supervisor District: Mount Vernon

The current Comprehensive Plan recommendation for your property is residential use at a density range of 5-8 dwelling units per acre (du/ac) and an option for substantial consolidation to achieve a density range of 16-20 du/ac within a mix use development utilizing an urban/town center design concept. This language limits the choices for redevelopment of your parcel, so this request will be made to amend the Plan language to allow for a mix of residential uses at a density range of 20-30 du/ac without the need for substantial consolidation. This amendment will also allow for some neighborhood retail and/or office use representing 5-10 percent of the total gross square footage of the application for redevelopment.

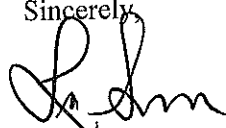
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Joe E. Francone  
128 S. Royal Street, Suite 200  
Alexandria, VA 22314

Email: JEF@jdlongmasonry.com

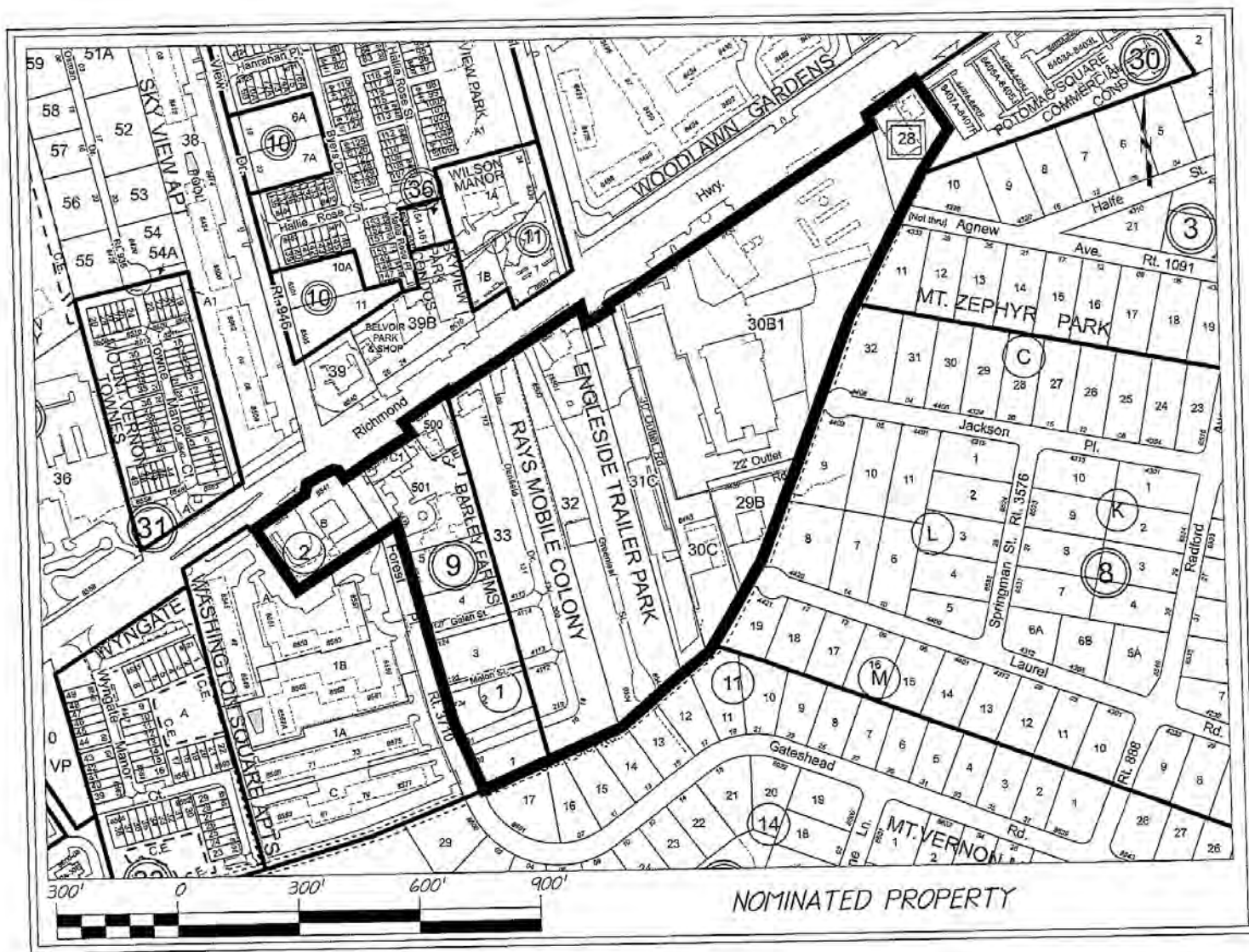
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Sincerely,



Lori R. Greenlief  
Agent for Applicant







January 3, 2020

Master Roofing and Siding Inc.  
PO Box 15030  
Alexandria, VA 22309

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. On behalf of Joseph E. Francone, I am sending this letter to notify you that your property is nominated, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment to its land use plan designation.

Property Address: 8463 Richmond Highway, VA  
Tax Map Number: 1013 01 0030C  
Supervisor District: Mount Vernon

The current Comprehensive Plan recommendation for your property is residential use at a density range of 5-8 dwelling units per acre (du/ac) and an option for substantial consolidation to achieve a density range of 16-20 du/ac within a mix use development utilizing an urban/town center design concept. This language limits the choices for redevelopment of your parcel, so this request will be made to amend the Plan language to allow for a mix of residential uses at a density range of 20-30 du/ac without the need for substantial consolidation. This amendment will also allow for some neighborhood retail and/or office use representing 5-10 percent of the total gross square footage of the application for redevelopment.

Any comments or questions you have about this specific nomination should be directed to:

Joe E. Francone  
128 S. Royal Street, Suite 200  
Alexandria, VA 22314

Email: JEF@jdlongmasonry.com

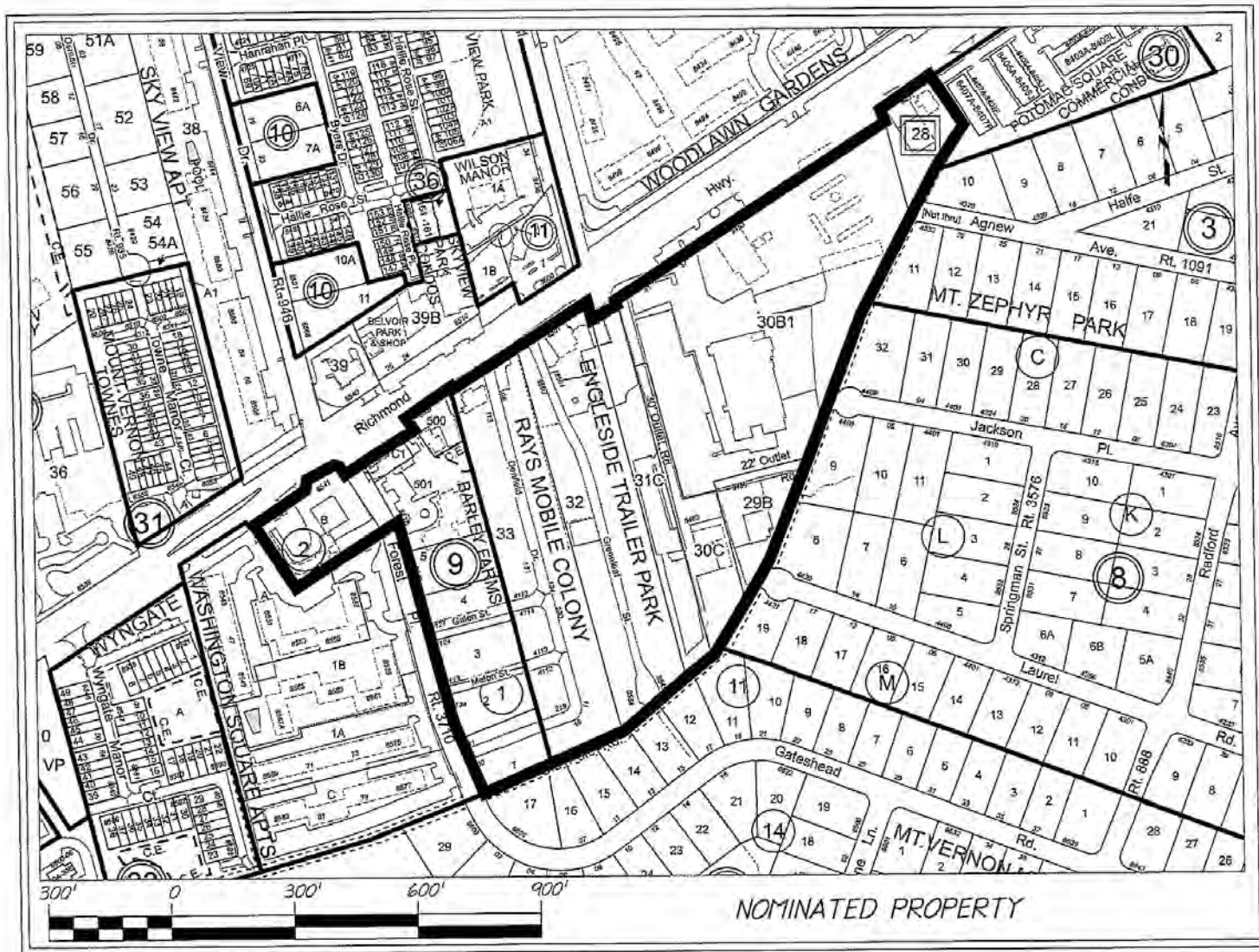
If you have questions about the process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

Sincerely,



Lori R. Greenlief  
Agent for Applicant







January 3, 2020

Ahora Company LC  
124 S. Royal Street  
Alexandria, VA 22314

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. On behalf of Joseph E. Francone, I am sending this letter to notify you that your property is nominated, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment to its land use plan designation.

Property Address: 8465 Richmond Highway, Alexandria, VA 22309-2408  
8500 Greenleaf Street, Alexandria, VA 22309-8517  
Tax Map Number: 1013 01 0031C, 1013 01 0032  
Supervisor District: Mount Vernon

The current Comprehensive Plan recommendation for your property is residential use at a density range of 5-8 dwelling units per acre (du/ac) and an option for substantial consolidation to achieve a density range of 16-20 du/ac within a mix use development utilizing an urban/town center design concept. This language limits the choices for redevelopment of your parcel, so this request will be made to amend the Plan language to allow for a mix of residential uses at a density range of 20-30 du/ac without the need for substantial consolidation. This amendment will also allow for some neighborhood retail and/or office use representing 5-10 percent of the total gross square footage of the application for redevelopment.

Any comments or questions you have about this specific nomination should be directed to:

Joe E. Francone  
128 S. Royal Street, Suite 200  
Alexandria, VA 22314

Email: JEF@jdlongmasonry.com

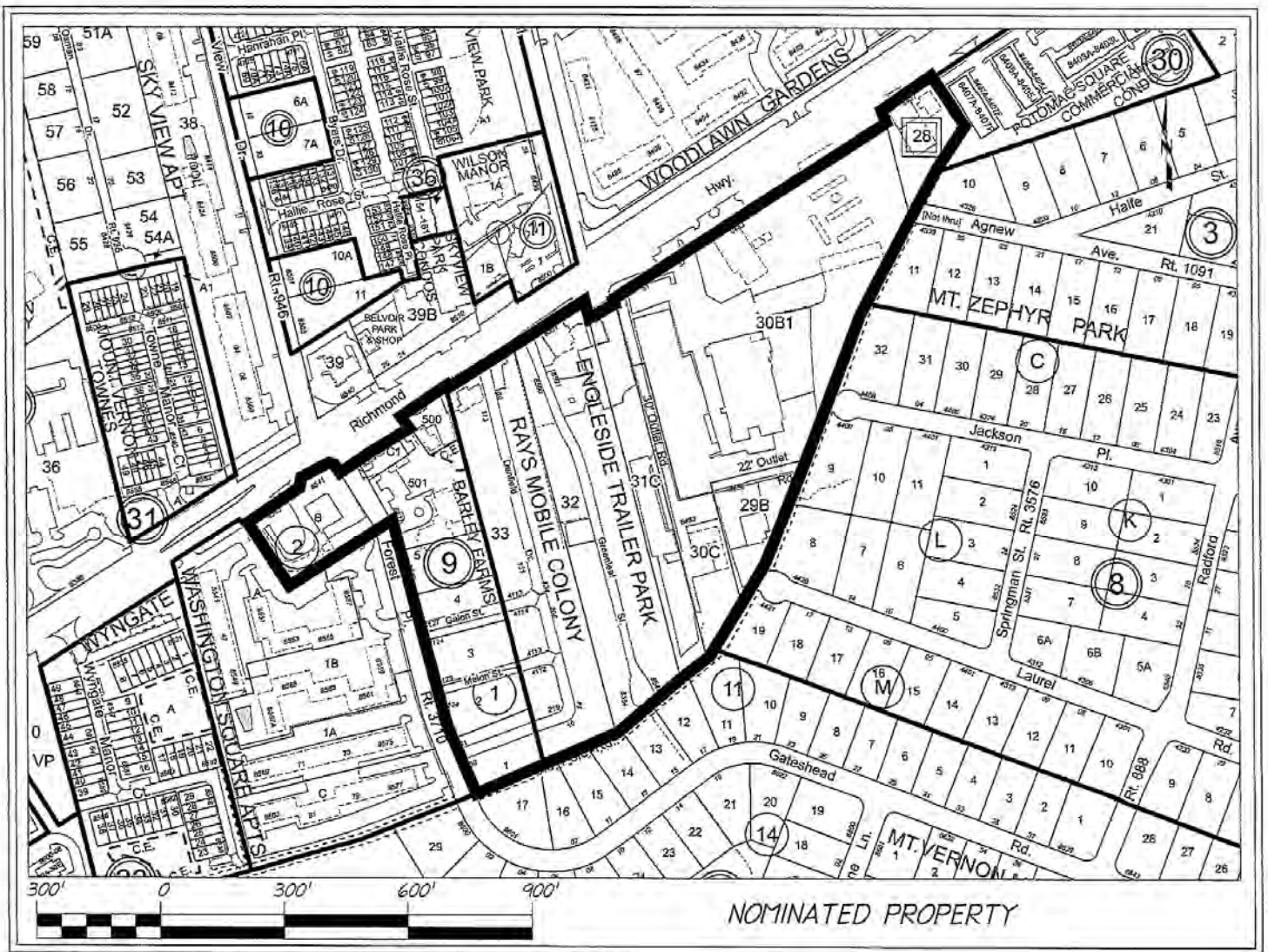
If you have questions about the process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

Sincerely,



Lori R. Greenlief  
Agent for Applicant







January 3, 2020

Rapido Company LC  
124 S. Royal Street  
Alexandria, VA 22314

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. On behalf of Joseph E. Francone, I am sending this letter to notify you that your property is nominated, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment to its land use plan designation.

Property Address: 106 Denfield Drive, Alexandria, VA 22309; 222 Denfield Drive, Alexandria, VA 22309-8513; 4116 Melon Street, Alexandria, VA 22306-8513; 4117 Melon Street, Alexandria, VA 22309-8513; 4115 Galen Street, Alexandria, VA 22309-8513

Tax Map Number: 1013 01 0033, 1013 09010001, 1013 09010002, 1013 09010003, 1013 09010004

Supervisor District: Mount Vernon

The current Comprehensive Plan recommendation for your property is residential use at a density range of 5-8 dwelling units per acre (du/ac) and an option for substantial consolidation to achieve a density range of 16-20 du/ac within a mix use development utilizing an urban/town center design concept. This language limits the choices for redevelopment of your parcel, so this request will be made to amend the Plan language to allow for a mix of residential uses at a density range of 20-30 du/ac without the need for substantial consolidation. This amendment will also allow for some neighborhood retail and/or office use representing 5-10 percent of the total gross square footage of the application for redevelopment.

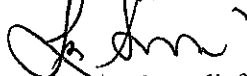
Any comments or questions you have about this specific nomination should be directed to:

Joe E. Francone  
128 S. Royal Street, Suite 200  
Alexandria, VA 22314

Email: JEF@jdlongmasonry.com

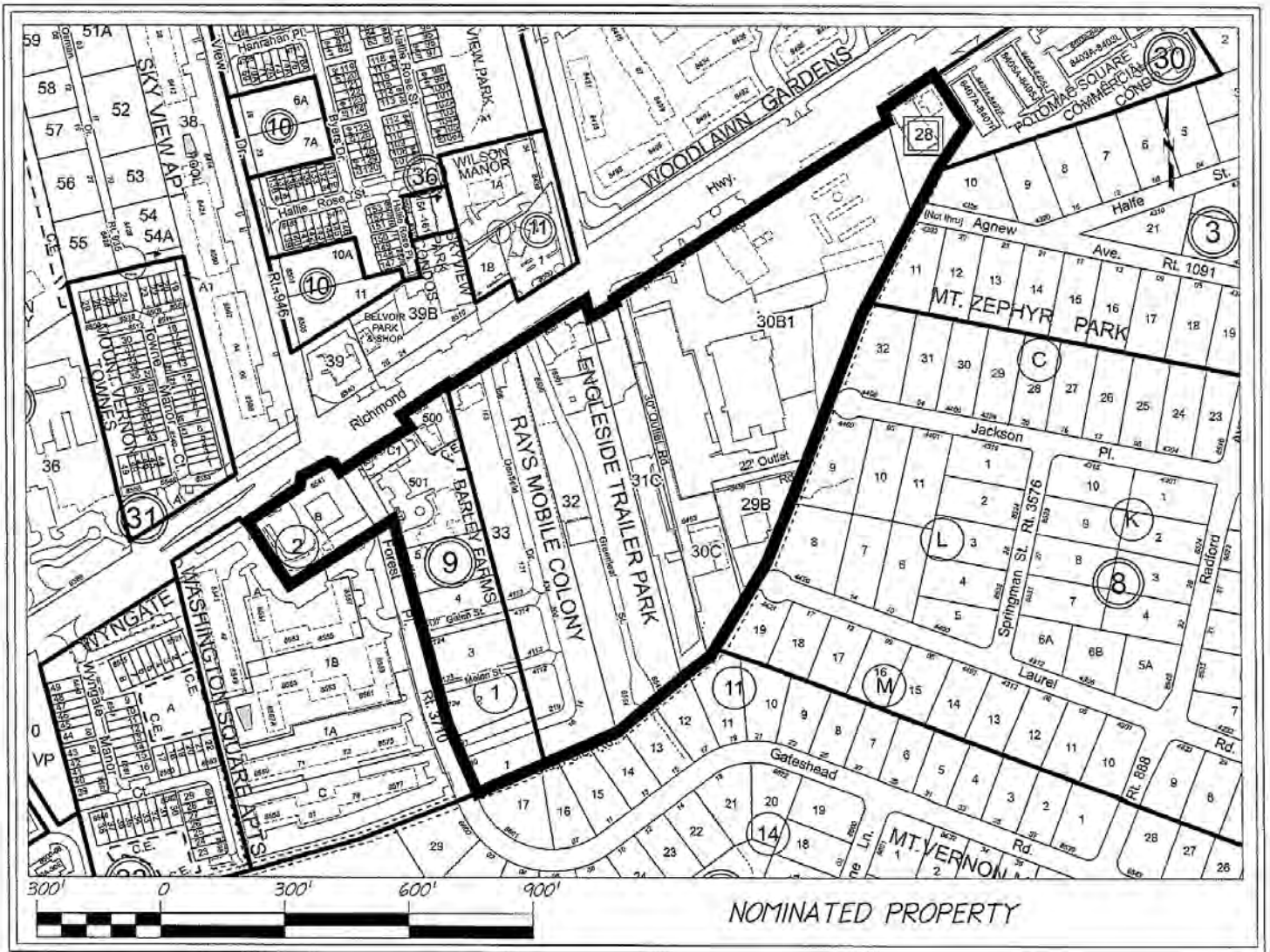
If you have questions about the process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

Sincerely,



Lori R. Greenlief  
Agent for Applicant







January 3, 2020

Hopkins House  
1224 Princess Street  
Alexandria, VA 22314

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. On behalf of Joseph E. Francone, I am sending this letter to notify you that your property is nominated, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment to its land use plan designation.

Property Address: 8529 Richmond Highway, Alexandria, VA 22309-8513  
8543 Forest Place, VA  
8537 Forest Place, Alexandria, VA 22309-8507  
Tax Map Number: 1013 0901 C1, 1013 09010005, 1013 09010501  
Supervisor District: Mount Vernon

The current Comprehensive Plan recommendation for your property is residential use at a density range of 5-8 dwelling units per acre (du/ac) and an option for substantial consolidation to achieve a density range of 16-20 du/ac within a mix use development utilizing an urban/town center design concept. This language limits the choices for redevelopment of your parcel, so this request will be made to amend the Plan language to allow for a mix of residential uses at a density range of 20-30 du/ac without the need for substantial consolidation. This amendment will also allow for some neighborhood retail and/or office use representing 5-10 percent of the total gross square footage of the application for redevelopment.

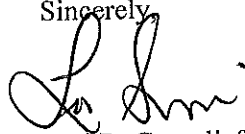
Any comments or questions you have about this specific nomination should be directed to:

Joe E. Francone  
128 S. Royal Street, Suite 200  
Alexandria, VA 22314

Email: JEF@jdlongmasonry.com

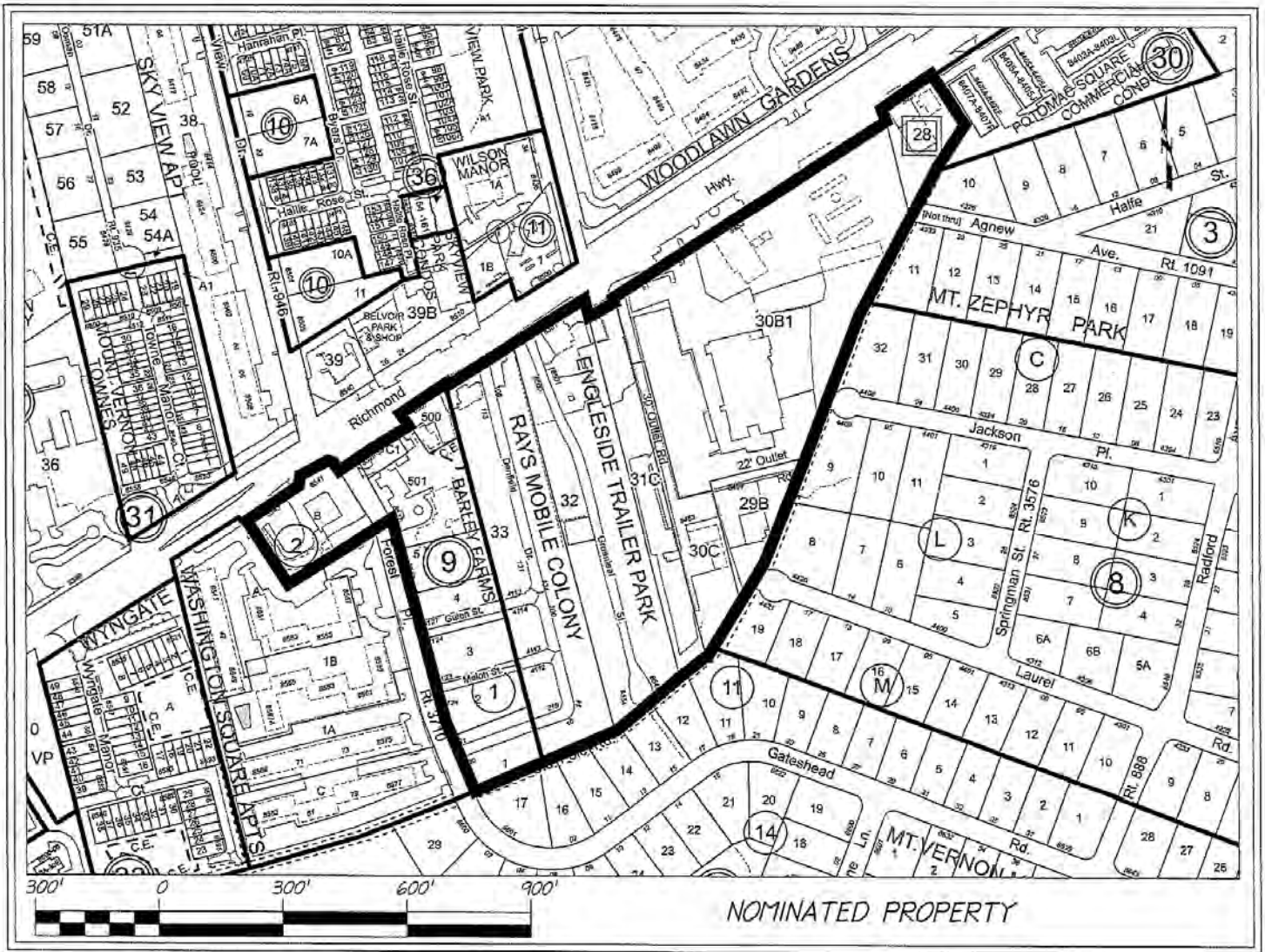
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Sincerely,



Lori R. Greenlief  
Agent for Applicant







January 3, 2020

David Hwang and Myeong Ja Lee  
6058 Sugarstone Court  
McLean, VA 22101

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. On behalf of Joseph E. Francone, I am sending this letter to notify you that your property is nominated, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment to its land use plan designation.

Property Address: 8537 Richmond Highway, Alexandria, VA 22309  
Tax Map Number: 1013 09010500  
Supervisor District: Mount Vernon

The current Comprehensive Plan recommendation for your property is residential use at a density range of 5-8 dwelling units per acre (du/ac) and an option for substantial consolidation to achieve a density range of 16-20 du/ac within a mix use development utilizing an urban/town center design concept. This language limits the choices for redevelopment of your parcel, so this request will be made to amend the Plan language to allow for a mix of residential uses at a density range of 20-30 du/ac without the need for substantial consolidation. This amendment will also allow for some neighborhood retail and/or office use representing 5-10 percent of the total gross square footage of the application for redevelopment.

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Joe E. Francone  
128 S. Royal Street, Suite 200  
Alexandria, VA 22314

Email: JEF@jdlongmasonry.com

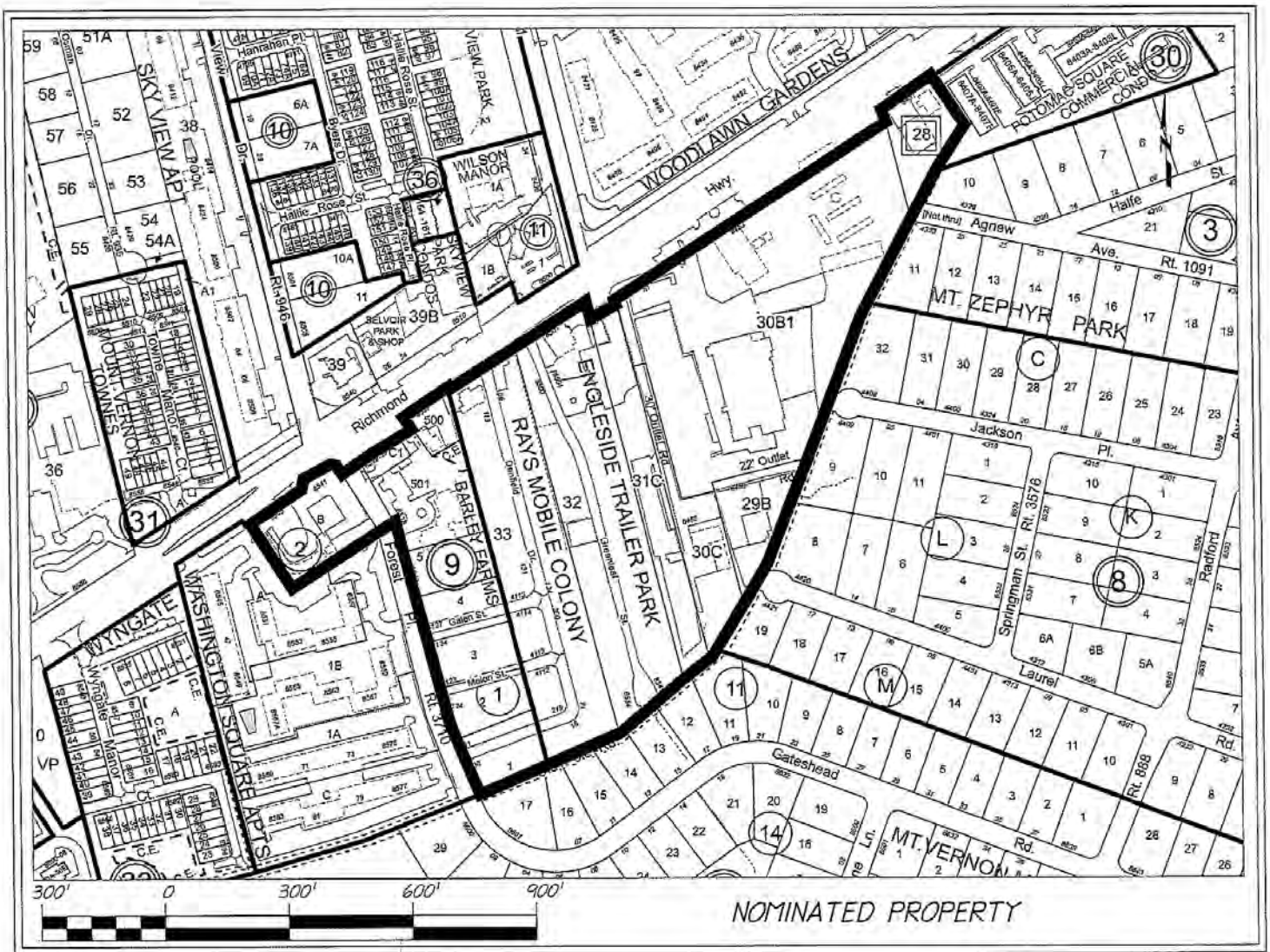
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Sincerely,



Lori R. Greenlief  
Agent for Applicant







January 3, 2020

B and E Kalender LLC  
1102 S. Monroe Street  
Arlington, VA 22204

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. On behalf of Joseph E. Francone, I am sending this letter to notify you that your property is nominated, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment to its land use plan designation.

Property Address: 8541 Richmond Highway, Alexandria, VA 22309  
Tax Map Number: 1013 0902 B  
Supervisor District: Mount Vernon

The current Comprehensive Plan recommendation for your property is residential use at a density range of 5-8 dwelling units per acre (du/ac) and an option for substantial consolidation to achieve a density range of 16-20 du/ac within a mix use development utilizing an urban/town center design concept. This language limits the choices for redevelopment of your parcel, so this request will be made to amend the Plan language to allow for a mix of residential uses at a density range of 20-30 du/ac without the need for substantial consolidation. This amendment will also allow for some neighborhood retail and/or office use representing 5-10 percent of the total gross square footage of the application for redevelopment.

Any comments or questions you have about this specific nomination should be directed to:

Joe E. Francone  
128 S. Royal Street, Suite 200  
Alexandria, VA 22314

Email: JEF@jdlongmasonry.com

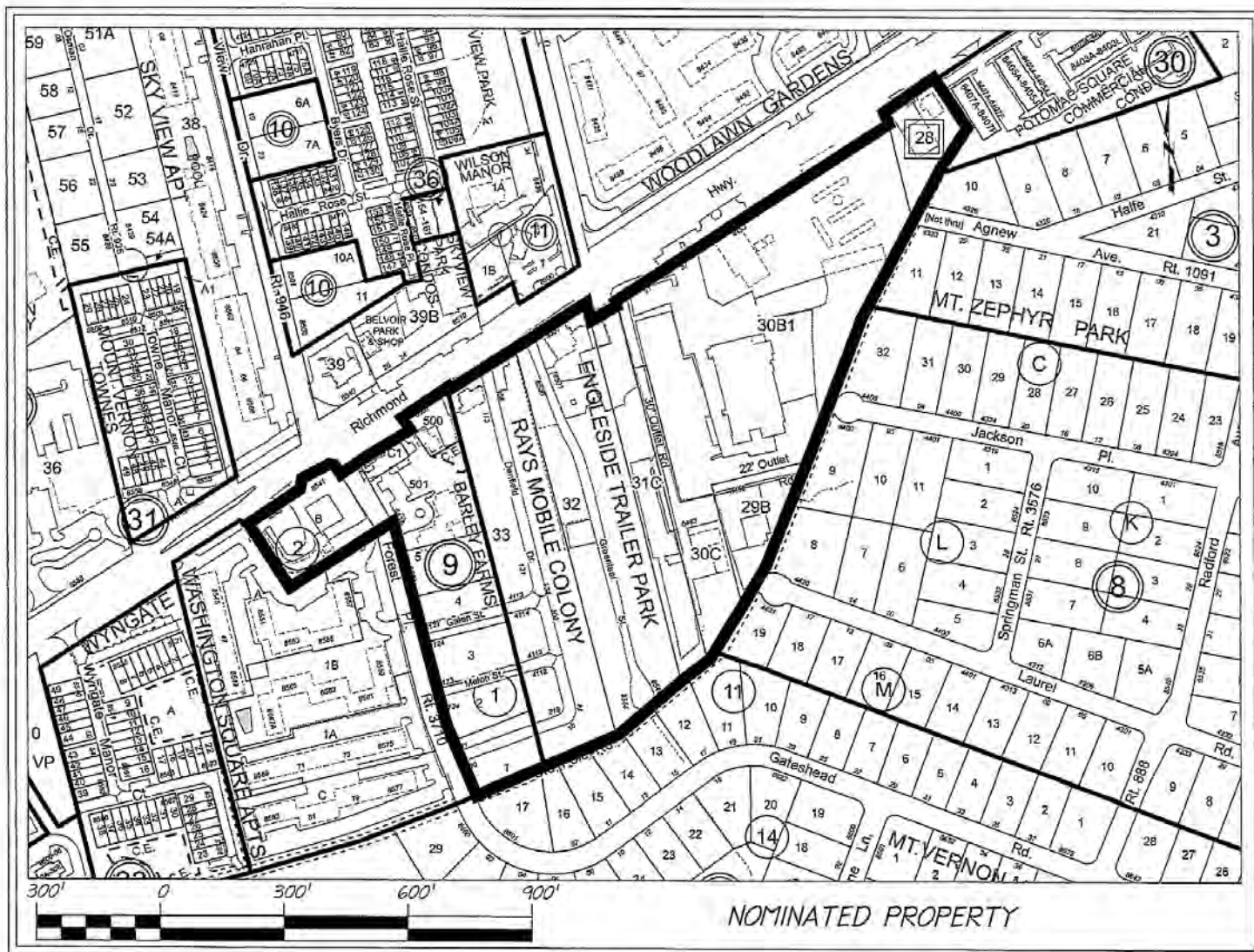
If you have questions about the process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

Sincerely,



Lori R. Greenlief  
Agent for Applicant







PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

	TAX MAP NUMBER	NAME OF PROPERTY OWNER	STREET ADDRESS OF PARCEL	MAILING ADDRESS OF OWNER	PARCEL SIZE IN ACRES	SIGNATURE OF OWNER OR CERTIFIED RECEIPT NUMBER
PARCELS SUBJECT TO NOMINATION (Suburban Neighborhood (SN)/Areas between South County Center and Woodlawn CBGs)	101-3 ((1)) 31C	AHORA COMPANY LC	8465 RICHMOND HWY	124 S ROYAL ST ALEXANDRIA VA 22314	1.72	
	101-3 ((1)) 32	AHORA COMPANY LC	8500 GREENLEAF ST	124 S ROYAL ST ALEXANDRIA VA 22314	4.25	
	101-3 ((1)) 33	RAPIDO COMPANY LC	106 DENFIELD DR	124 S ROYAL ST ALEXANDRIA VA 22314	4.23	
	101-3 ((9)) (1) 1	RAPIDO COMPANY LC	222 DENFIELD DR	124 S ROYAL ST ALEXANDRIA VA 22314	0.5	
	101-3 ((9)) (1) 2	RAPIDO COMPANY LC	4116 MELON ST	124 S ROYAL ST ALEXANDRIA VA 22314	0.5	
	101-3 ((9)) (1) 3	RAPIDO COMPANY LC	4117 MELON ST	124 S ROYAL ST ALEXANDRIA VA 22314	0.5	
	101-3 ((9)) (1) 4	RAPIDO COMPANY LC	4115 GALEN ST	124 S ROYAL ST ALEXANDRIA VA 22314	0.5	
	101-3 ((1)) 28	SPIRIT OF FAITH	8431 RICHMOND HWY	8100 BROWN CT C/O LOUISE CARTER ALEXANDRIA VA 22306	0.77	
	101-3 ((1)) 29 B	DOLPHIN LANE ASSOCIATES LLC	8459 RICHMOND HWY	4512 DOLPHIN LN ALEXANDRIA VA 22309	0.92	
	101-3 ((1)) 30 B1	NAME WITHHELD BY REQUEST	8453 RICHMOND HWY	ATTN M&T PROPERTY MANAGEMENT CAPITOL HEIGHTS MD 20743	7.72	
	101-3 ((1)) 30 C	MASTER ROOFING	8463 RICHMOND HWY	P O BOX 15030 ALEXANDRIA VA 22309	1.17	
	101-3 ((9)) (1) 5	HOPKINS HOUSE	8543 FOREST PL	1224 PRINCESS ST ALEXANDRIA VA 22314	0.5	
	101-3 ((9)) (1) 500	HWANG DAVID	8537 RICHMOND HWY	6058 SUGARSTONE CT MCLEAN VA 22101	0.28	
	101-3 ((9)) (1) 501	HOPKINS HOUSE	8537 FOREST PL	1224 PRINCESS ST ALEXANDRIA VA 22314	1.04	
	101-3 ((9)) (1) C1	HOPKINS HOUSE	8529 RICHMOND HWY	1224 PRINCESS ST ALEXANDRIA VA 22314	0.14	
	101-3 ((9)) (2) B	B AND E KALENDER LLC	8541 RICHMOND HWY	1102 S MONROE ST ARLINGTON VA 22204	1.09	
				TOTAL SN AREA #3:	25.83	



MAP #: 1013 0902 B  
B AND E KALENDER LLC

8541 RICHMOND HWY

### Owner

Name	B AND E KALENDER LLC,
Mailing Address	1102 S MONROE ST ARLINGTON VA 22204
Book	20370
Page	1416

### Parcel

Property Location	8541 RICHMOND HWY ALEXANDRIA VA 22309
Map #	1013 0902 B
Tax District	6T000
District Name	MT VERNON TRANSPORTATION
Land Use Code	Specialty Center
Land Area (acreage)	
Land Area (SQFT)	47,662
Zoning Description	C-8(Highway Commercial)
Utilities	WATER CONNECTED SEWER CONNECTED GAS NOT AVAILABLE
County Inventory of Historic Sites	NO
County Historic Overlay District	NO  For further information about the Fairfax County Historic Overlay Districts, <a href="#">CLICK HERE</a>  For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	COMMERCIAL RANK #2

### Legal Description

Legal Description	BARLEY FARMS PT PCL 1 BLK 2
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### Last Refresh

Date	
Data last refreshed:	31/Dec/2019 DB:PORA34CUR



MAP #: 1013 01 0028  
SPIRIT OF FAITH

8431 RICHMOND HWY

### Owner

Name	SPIRIT OF FAITH, MINISTRIES
Mailing Address	8100 BROWN CT C/O LOUISE CARTER ALEXANDRIA VA 22306
Book	09049
Page	0019

### Parcel

Property Location	8431 RICHMOND HWY VA
Map #	1013 01 0028
Tax District	6T000
District Name	MT VERNON TRANSPORTATION
Land Use Code	Churches, Synagogues
Land Area (acreage)	
Land Area (SQFT)	33,511
Zoning Description	(Comm w/ res/apt zoning)
Utilities	WATER CONNECTED SEWER CONNECTED GAS NOT AVAILABLE
County Inventory of Historic Sites	NO
County Historic Overlay District	NO For further information about the Fairfax County Historic Overlay Districts, <a href="#">CLICK HERE</a> For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	COMMERCIAL RANK #3

### Legal Description

Legal Description	NEAR GUM SPRING
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### Last Refresh

Date	
Data last refreshed:	31/Dec/2019 DB:PORA34CUR



MAP #: 1013 01 0029B  
DOLPHIN LANE ASSOCIATES LLC

8459 RICHMOND HWY

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**Owner**

Name	DOLPHIN LANE ASSOCIATES LLC,
Mailing Address	4512 DOLPHIN LN ALEXANDRIA VA 22309
Book	22547
Page	1207

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**Parcel**

Property Location	8459 RICHMOND HWY ALEXANDRIA VA 22309
Map #	1013 01 0029B
Tax District	6T000
District Name	MT VERNON TRANSPORTATION
Land Use Code	Building Materials,Hardware, Farm Equip
Land Area (acreage)	
Land Area (SQFT)	40,000
Zoning Description	C-8(Highway Commercial)
Utilities	WATER CONNECTED SEWER CONNECTED
County Inventory of Historic Sites	NO
County Historic Overlay District	NO For further information about the Fairfax County Historic Overlay Districts, <a href="#">CLICK HERE</a> For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	COMMERCIAL RANK #4

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**Legal Description**

Legal Description	NR WOODLAWN PC 30A2
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**Last Refresh**

Date	
Data last refreshed:	31/Dec/2019 DB:PORA34CUR



MAP #: 1013 01 0030B1

Name withheld by request.

8453 RICHMOND HWY

**Owner**

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Name	NAME WITHHELD BY REQUEST.,
Mailing Address	9300 B E HAMPTON DR ATTN M&T PROPERTY MANAGEMENT CAPITOL HEIGHTS MD 20743
Book	24327
Page	0421

**Parcel**

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Property Location	8453 RICHMOND HWY ALEXANDRIA VA 22309 2408
Map #	1013 01 0030B1
Tax District	6T000
District Name	MT VERNON TRANSPORTATION
Land Use Code	Supermarket
Land Area (acreage)	
Land Area (SQFT)	336,424
Zoning Description	(Comm w/ res/apt zoning)
Utilities	WATER CONNECTED SEWER CONNECTED GAS NOT AVAILABLE
County Inventory of Historic Sites	NO
County Historic Overlay District	NO
	For further information about the Fairfax County Historic Overlay Districts, <a href="#">CLICK HERE</a>
	For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	COMMERCIAL RANK #1

**Legal Description**

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Legal Description	MOUNT VERNON CENTER LLC PCL B1
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**Last Refresh**

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Date	
Data last refreshed:	31/Dec/2019 DB:PORA34CUR



MAP #: 1013 01 0030C  
MASTER ROOFING

8463 RICHMOND HWY

### Owner

Name	MASTER ROOFING, AND SIDING INC
Mailing Address	P O BOX 15030 ALEXANDRIA VA 22309
Book	06376
Page	0094

### Parcel

Property Location	8463 RICHMOND HWY VA
Map #	1013 01 0030C
Tax District	6T000
District Name	MT VERNON TRANSPORTATION
Land Use Code	Other office NEC
Land Area (acreage)	
Land Area (SQFT)	50,978
Zoning Description	C-8(Highway Commercial)
Utilities	WATER CONNECTED SEWER CONNECTED GAS CONNECTED
County Inventory of Historic Sites	NO
County Historic Overlay District	NO  For further information about the Fairfax County Historic Overlay Districts, <a href="#">CLICK HERE</a>  For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	COMMERCIAL RANK #4

### Legal Description

Legal Description	NR WOODLAWN LT A 9375 259
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### Last Refresh

Date  
Data last refreshed: 31/Dec/2019 DB:PORA34CUR



MAP #: 1013 01 0031C  
AHORA COMPANY LC

8465 RICHMOND HWY

### Owner

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Name	AHORA COMPANY LC,
Mailing Address	124 S ROYAL ST ALEXANDRIA VA 22314
Book	25682
Page	1340

### Parcel

---

Property Location	8465 RICHMOND HWY ALEXANDRIA VA 22309 2408
Map #	1013 01 0031C
Tax District	6T000
District Name	MT VERNON TRANSPORTATION
Land Use Code	Vacant Land
Land Area (acreage)	
Land Area (SQFT)	75,246
Zoning Description	C-8(Highway Commercial)
Utilities	

County Inventory of Historic Sites	NO
County Historic Overlay District	NO

For further information about the Fairfax County Historic Overlay Districts, [CLICK HERE](#)

For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.

Street/Road

Site Description	COMMERCIAL RANK #3
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### Legal Description

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Legal Description	NR WOODLAWN OUTLOT B
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### Last Refresh

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Date

Data last refreshed: 31/Dec/2019 DB:PORA34CUR



MAP #: 1013 01 0032  
AHORA COMPANY LC

8500 GREENLEAF ST

### Owner

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Name	AHORA COMPANY LC,
Mailing Address	124 S ROYAL ST ALEXANDRIA VA 22314
Book	25682
Page	1340

### Parcel

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Property Location	8500 GREENLEAF ST ALEXANDRIA VA 22309 8517
Map #	1013 01 0032
Tax District	60000
District Name	MT VERNON
Land Use Code	Mobile homes in park or court
Land Area (acreage)	
Land Area (SQFT)	185,304
Zoning Description	C-8(Highway Commercial)
Utilities	WATER CONNECTED SEWER CONNECTED GAS NOT AVAILABLE
County Inventory of Historic Sites	NO
County Historic Overlay District	NO  For further information about the Fairfax County Historic Overlay Districts, <a href="#">CLICK HERE</a>  For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	COMMERCIAL RANK #3

### Legal Description

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Legal Description	PT WOODLAWN
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### Last Refresh

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Date  
Data last refreshed: 31/Dec/2019 DB:PORA34CUR



MAP #: 1013 01 0033  
RAPIDO COMPANY LC

106 DENFIELD DR

### Owner

Name	RAPIDO COMPANY LC,
Mailing Address	124 S ROYAL ST ALEXANDRIA VA 22314
Book	23783
Page	0764

### Parcel

Property Location	106 DENFIELD DR ALEXANDRIA VA 22309
Map #	1013 01 0033
Tax District	60000
District Name	MT VERNON
Land Use Code	Mobile homes in park or court
Land Area (acreage)	
Land Area (SQFT)	184,463
Zoning Description	C-8(Highway Commercial)
Utilities	WATER CONNECTED SEWER CONNECTED GAS NOT AVAILABLE
County Inventory of Historic Sites	NO
County Historic Overlay District	NO  For further information about the Fairfax County Historic Overlay Districts, <a href="#">CLICK HERE</a>  For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	COMMERCIAL RANK #3

### Legal Description

Legal Description	PT WOODLAWN
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### Last Refresh

Date  
Data last refreshed: 31/Dec/2019 DB:PORA34CUR



MAP #: 1013 09010001  
RAPIDO COMPANY LC

222 DENFIELD DR

### Owner

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Name	RAPIDO COMPANY LC,
Mailing Address	124 S ROYAL ST ALEXANDRIA VA 22314
Book	23783
Page	0764

### Parcel

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Property Location	222 DENFIELD DR ALEXANDRIA VA 22309 8513
Map #	1013 09010001
Tax District	60000
District Name	MT VERNON
Land Use Code	Mobile homes in park or court
Land Area (acreage)	
Land Area (SQFT)	21,782
Zoning Description	C-8(Highway Commercial)
Utilities	WATER CONNECTED SEWER CONNECTED GAS NOT AVAILABLE
County Inventory of Historic Sites	NO
County Historic Overlay District	NO  For further information about the Fairfax County Historic Overlay Districts, <a href="#">CLICK HERE</a>  For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	COMMERCIAL RANK #3

### Legal Description

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Legal Description	BARLEY FARMS LT 1 BLK 1
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### Last Refresh

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Date  
Data last refreshed: 31/Dec/2019 DB:PORA34CUR



MAP #: 1013 09010002  
RAPIDO COMPANY LC

4116 MELON ST

### Owner

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Name	RAPIDO COMPANY LC,
Mailing Address	124 S ROYAL ST ALEXANDRIA VA 22314
Book	23783
Page	0764

### Parcel

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Property Location	4116 MELON ST ALEXANDRIA VA 22309 8513
Map #	1013 09010002
Tax District	60000
District Name	MT VERNON
Land Use Code	Mobile homes in park or court
Land Area (acreage)	
Land Area (SQFT)	21,816
Zoning Description	C-8(Highway Commercial)
Utilities	WATER CONNECTED SEWER CONNECTED GAS NOT AVAILABLE
County Inventory of Historic Sites	NO
County Historic Overlay District	NO  For further information about the Fairfax County Historic Overlay Districts, <a href="#">CLICK HERE</a>  For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	COMMERCIAL RANK #3

### Legal Description

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Legal Description	BARLEY FARMS LT 2 BLK 1
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### Last Refresh

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Date  
Data last refreshed: 31/Dec/2019 DB:PORA34CUR



MAP #: 1013 09010003  
RAPIDO COMPANY LC

4117 MELON ST

### Owner

---

Name	RAPIDO COMPANY LC,
Mailing Address	124 S ROYAL ST ALEXANDRIA VA 22314
Book	23783
Page	0764

### Parcel

---

Property Location	4117 MELON ST ALEXANDRIA VA 22309 8513
Map #	1013 09010003
Tax District	60000
District Name	MT VERNON
Land Use Code	Mobile homes in park or court
Land Area (acreage)	
Land Area (SQFT)	21,781
Zoning Description	C-8(Highway Commercial)
Utilities	WATER CONNECTED SEWER CONNECTED GAS NOT AVAILABLE
County Inventory of Historic Sites	NO
County Historic Overlay District	NO  For further information about the Fairfax County Historic Overlay Districts, <a href="#">CLICK HERE</a>  For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	COMMERCIAL RANK #3

### Legal Description

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Legal Description	BARLEY FARMS LT 3 BLK 1
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### Last Refresh

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Date  
Data last refreshed: 31/Dec/2019 DB:PORA34CUR



MAP #: 1013 09010004  
RAPIDO COMPANY LC

4115 GALEN ST

### Owner

---

Name	RAPIDO COMPANY LC,
Mailing Address	124 S ROYAL ST ALEXANDRIA VA 22314
Book	23783
Page	0764

### Parcel

---

Property Location	4115 GALEN ST ALEXANDRIA VA 22309 8513
Map #	1013 09010004
Tax District	60000
District Name	MT VERNON
Land Use Code	Mobile homes in park or court
Land Area (acreage)	
Land Area (SQFT)	21,781
Zoning Description	C-8(Highway Commercial)
Utilities	WATER CONNECTED SEWER CONNECTED GAS NOT AVAILABLE
County Inventory of Historic Sites	NO
County Historic Overlay District	NO
	For further information about the Fairfax County Historic Overlay Districts, <a href="#">CLICK HERE</a>
	For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	COMMERCIAL RANK #3

### Legal Description

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Legal Description	BARLEY FARMS LT 4 BLK 1
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### Last Refresh

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Date  
Data last refreshed: 31/Dec/2019 DB:PORA34CUR



MAP #: 1013 0901 C1  
HOPKINS HOUSE

8529 RICHMOND HWY

### Owner

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Name	HOPKINS HOUSE,
Mailing Address	1224 PRINCESS ST ALEXANDRIA VA 22314
Book	12831
Page	1141

### Parcel

---

Property Location	8529 RICHMOND HWY ALEXANDRIA VA 22309 8513
Map #	1013 0901 C1
Tax District	6T000
District Name	MT VERNON TRANSPORTATION
Land Use Code	Nursery Schools
Land Area (acreage)	
Land Area (SQFT)	6,139
Zoning Description	C-8(Highway Commercial)
Utilities	

County Inventory of Historic Sites	NO
County Historic Overlay District	NO
	For further information about the Fairfax County Historic Overlay Districts, <a href="#">CLICK HERE</a>
	For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.

Street/Road	
Site Description	COMMERCIAL RANK #2

### Legal Description

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Legal Description	BARLEY FARMS PT PCL 2 BLK 1
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### Last Refresh

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Date	
Data last refreshed:	31/Dec/2019 DB:PORA34CUR



MAP #: 1013 09010005

HOPKINS HOUSE

8543 FOREST PL

**Owner**

---

Name	HOPKINS HOUSE,
Mailing Address	1224 PRINCESS ST ALEXANDRIA VA 22314
Book	12831
Page	1141

**Parcel**

---

Property Location	8543 FOREST PL VA
Map #	1013 09010005
Tax District	6T000
District Name	MT VERNON TRANSPORTATION
Land Use Code	Nursery Schools
Land Area (acreage)	
Land Area (SQFT)	21,781
Zoning Description	R-2(Residential 2 DU/AC)
Utilities	

County Inventory of Historic Sites	NO
County Historic Overlay District	NO

For further information about the Fairfax County Historic Overlay Districts, [CLICK HERE](#)

For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.

Street/Road	
Site Description	COMMERCIAL RANK #2

**Legal Description**

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Legal Description	BARLEY FARMS LT 5 BLK 1
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**Last Refresh**

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Date	
Data last refreshed:	31/Dec/2019 DB:PORA34CUR



MAP #: 1013 09010501

HOPKINS HOUSE

8537 FOREST PL

**Owner**

---

Name	HOPKINS HOUSE,
Mailing Address	1224 PRINCESS ST ALEXANDRIA VA 22314
Book	12831
Page	1141

**Parcel**

---

Property Location	8537 FOREST PL ALEXANDRIA VA 22309 8507
Map #	1013 09010501
Tax District	6T000
District Name	MT VERNON TRANSPORTATION
Land Use Code	Nursery Schools
Land Area (acreage)	
Land Area (SQFT)	45,199
Zoning Description	(Comm w/ res/apt zoning)
Utilities	
County Inventory of Historic Sites	NO
County Historic Overlay District	NO
	For further information about the Fairfax County Historic Overlay Districts, <a href="#">CLICK HERE</a>
	For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	
Site Description	COMMERCIAL RANK #2

**Legal Description**

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Legal Description	BARLEY FARMS LT 501 BLK 1
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**Last Refresh**

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Date	
Data last refreshed:	31/Dec/2019 DB:PORA34CUR



MAP #: 1013 09010500

HWANG DAVID

8537 RICHMOND HWY

**Owner**

---

Name	HWANG DAVID,
Mailing Address	6058 SUGARSTONE CT MCLEAN VA 22101
Book	24364
Page	0839

**Co-Owners**

---

LEE MYEONG JA**Parcel**

---

Property Location	8537 RICHMOND HWY ALEXANDRIA VA 22309
Map #	1013 09010500
Tax District	6T000
District Name	MT VERNON TRANSPORTATION
Land Use Code	Restaurant with alcohol
Land Area (acreage)	
Land Area (SQFT)	12,316
Zoning Description	C-8(Highway Commercial)
Utilities	WATER CONNECTED SEWER CONNECTED GAS NOT AVAILABLE
County Inventory of Historic Sites	NO
County Historic Overlay District	NO  For further information about the Fairfax County Historic Overlay Districts, <a href="#">CLICK HERE</a>  For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	COMMERCIAL RANK #3

**Legal Description**

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Legal Description	BARLEY FARMS LT 500 BLK 1
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**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

TYPE OR PRINT RESPONSES IN BLACK INK

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**

Name: Dick Labbe Daytime Phone: 703-383-6111

Address: Eastwood Properties, Inc. 3050 Chain Bridge Road, Ste. 105 Fairfax VA 22030

Nominator E-mail Address: eastwoodprops@aol.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Lee ☐ Mason ☐ Braddock ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 8.00

Total aggregate size of all nominated parcels (in acres and square feet): 6.08 acres 76,496 sq. ft.



Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

**a. Current Comprehensive Plan text for nominated property:** Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation.

Residential development at 2-3 dwelling units per acre is planned for parcels along both sides of Central Avenue, along Old Mount Vernon Road north of Riverside Elementary School and along the west side of Mount Vernon Highway between Parcel 101-4((1))18A and Parcel 101-2((1))29A. Only a short distance separates the properties from Richmond Highway. Consolidated access points and an interior street pattern which promotes clustering and buffers existing uses adjacent to the property should be provided.

**b. Current Plan Map** ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: Residential, 2 to 3 du/ac

**c. Current Zoning Designation** (<https://www.fairfaxcounty.gov/geoapps/jade>).

R-2



d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

Residential, 5-8 du/ac

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

A residential development at 5 to 8 du/ac could consist of small lot single family detached units, single family attached units or a mixture of the two.

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached	up to 15		
.2 - .5 du/ac (2-5 acre lots)		Townhouse	up to 32		
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)			
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)			
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		<b>TOTAL:</b>	<b>47</b>		
4 - 5 du/ac					
5 - 8 du/ac	up to 47				
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**					

\*\* If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☐ Office
 ☐ Retail & Other
 ☐ Institutional
 ☐ Private Recreation/ Open Space
 ☐ Industrial
 ☐ Residential, as part of Mixed-Use (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: \_\_\_\_\_ Total Gross Square Feet: \_\_\_\_\_



Categories	Percent of Total FAR	Square Feet
Office		
Retail & Other Uses		
Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage.</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☐ Addresses an emerging community concern(s);
- ☒ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - o Environmental protection,
  - o Revitalization of designated areas,
  - o Economic development,
  - o Preserving open space,
  - o Affordable housing, or
  - o Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☐ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

Fairfax County Planning Commission Office  
<https://www.fairfaxcounty.gov/planningcommission/>  
 Government Center Building, Suite 552  
 12000 Government Center Parkway  
 Fairfax, Virginia 22035-5505



### PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
101-2((1))29A	Henry Rivas Lucinda D. Martinez	8160 Mount Vernon Highway Alexandria, VA 22309	Same	0.5	
101-2((1))29C	Edwin Sanabria	8164 Mount Vernon Highway Alexandria, VA 22309	same	0.55	
101-2((1))29D	Munther Alraban	8162 Mount Vernon Highway Alexandria, VA 22309	6031 Woodlake Lane Alexandria, VA 22315	.44	
101-4((1))20	Edward Chang Grace Ann Park	8208 Mount Vernon Highway Alexandria, VA 22309	10688 Paynes Church Dr Fairfax, VA 22032	1.0	
101-4((1))21	Nickalas A Raso	8204 Mount Vernon Highway Alexandria, VA 22309	8618 Old Mount Vernon Road Alexandria, VA 22309	.9834	
101-4((1))22	Laura J. Black	8200 Mount Vernon Highway Alexandria, VA 22309	same	1.0	
101-4((1))23	Jose B. Suazo Heydi Villatoro	8178 Mount Vernon Highway Alexandria, VA 22309	same	.76	
101-4((1))24	Munther F. Alraban Sawsan S. Frances	8174 Mount Vernon Highway Alexandria, VA 22309	6031 Woodlake Lane Alexandria, VA 22315	.837	



November 25, 2019

By Certified Mail

Henry Rivas and Lucinda D. Martinez  
8160 Mount Vernon Highway  
Alexandria, VA 22309

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. The purpose of this letter is to notify you that your property is being nominated, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment to its land use plan designation.

Property Address: 8160 Mount Vernon Highway, Alexandria, VA 22309-1914  
Tax Map Number: 1012 01 0029A  
Supervisor District: Mount Vernon

The current Comprehensive Plan recommendation for your property and the other adjacent properties along Old Mount Vernon Highway is residential use at a density range of 2-3 dwelling units per acre (du/ac). The plan language further recommends consolidated access points and an interior street pattern which promotes clustering and buffers existing uses adjacent to the property. This language limits the choices for redevelopment of your parcel, so we are proposing that the Plan language be amended to allow for a mix of residential uses, possibly single family detached and townhouses, at a density range of 8-12 du/ac.

Any comments or questions you have about this specific nomination should be directed to:

Dick Labbe  
Eastwood Properties, Inc.  
3050 Chain Bridge Road, Ste. 105  
Fairfax VA 22030  
Email: eastwoodprops@aol.com

If you have questions about the process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

Sincerely,  
  
Lori Greenlief

Attachment: Map







McGuireWoods LLP  
1750 Tysons Boulevard  
Suite 1800  
Tysons, VA 22102-4215  
Phone: 703.712.5000  
Fax: 703.712.5050  
www.mcguirewoods.com

Lori Greenlief  
Direct: 703.712.5433

McGUIREWOODS

lgreenlief@mcguirewoods.com

November 25, 2019

By Certified Mail

Edwin Sanabria  
8164 Mount Vernon Highway  
Alexandria, VA 22309-1914

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. The purpose of this letter is to notify you that your property is being nominated, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment to its land use plan designation.

Property Address: 8164 Mount Vernon Highway, Alexandria, VA 22309-1914  
Tax Map Number: 1012 01 0029C  
Supervisor District: Mount Vernon

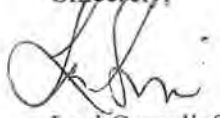
The current Comprehensive Plan recommendation for your property and the other adjacent properties along Old Mount Vernon Highway is residential use at a density range of 2-3 dwelling units per acre (du/ac). The plan language further recommends consolidated access points and an interior street pattern which promotes clustering and buffers existing uses adjacent to the property. This language limits the choices for redevelopment of your parcel, so we are proposing that the Plan language be amended to allow for a mix of residential uses, possibly single family detached and townhouses, at a density range of 8-12 du/ac.

Any comments or questions you have about this specific nomination should be directed to:

Dick Labbe  
Eastwood Properties, Inc.  
3050 Chain Bridge Road, Ste. 105  
Fairfax VA 22030  
Email: eastwoodprops@aol.com

If you have questions about the process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

Sincerely,



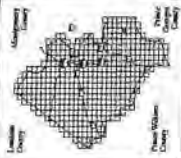
Lori Greenlief

Attachment: Map



**Map Scale:**  
1" = 100'

**Map Legend:**  
 - **Property Lines:** Shown as thin black lines.  
 - **Streets:** Shown as thick black lines.  
 - **Water:** Shown as blue areas.  
 - **Topography:** Shown as contour lines.  
 - **Other:** Shown as various symbols and patterns.



**ADMINISTRATIVE INDEX**

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100-1	101-1	102-1
101-2	101-3	101-4
101-5	101-6	101-7

**SHEET INDEX**

**PROPERTY MAP  
ZONING  
101-2**

Revised to: 01 - 01 - 2019



**GENERAL NOTES**

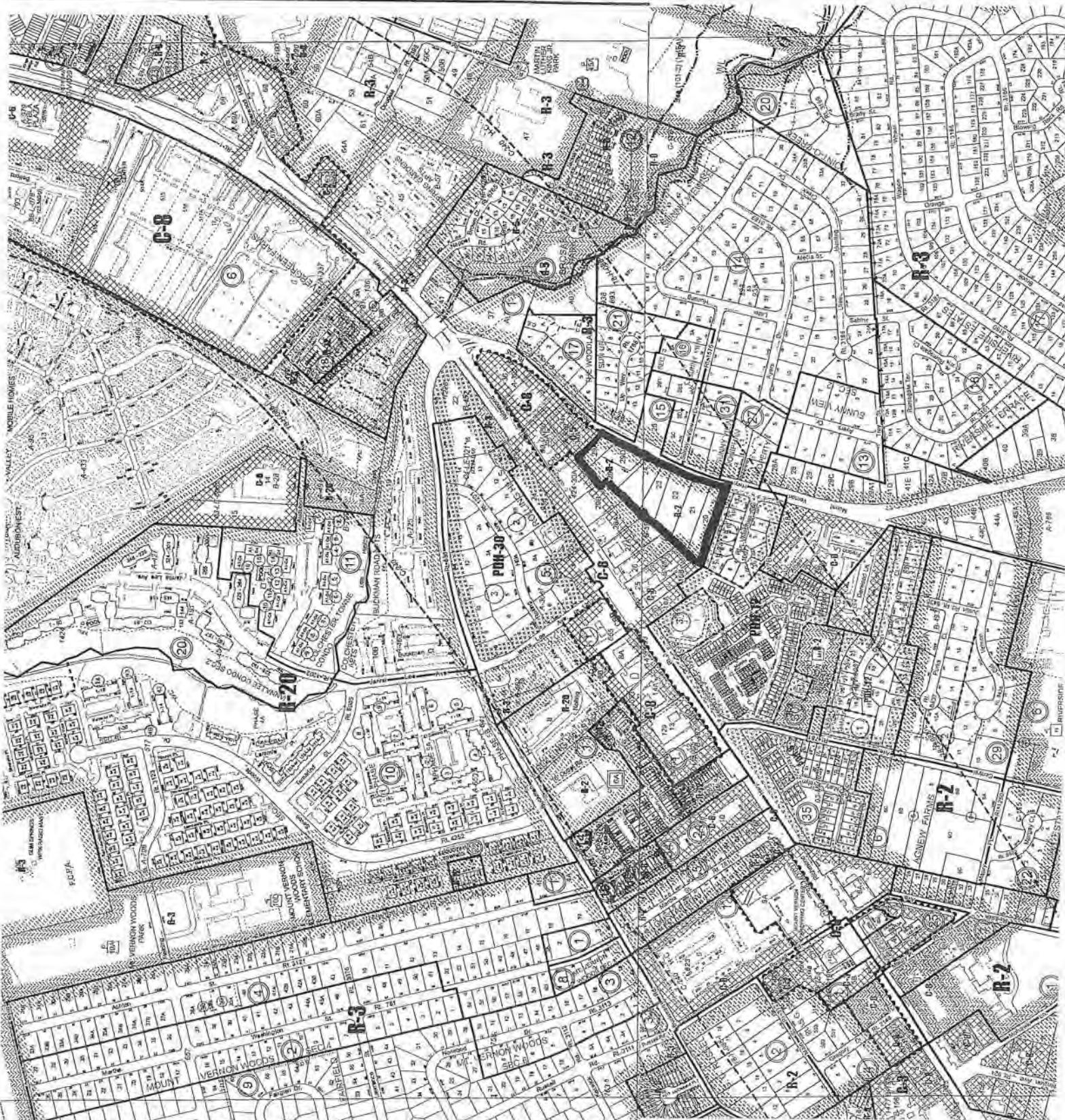
1. This map is a representation of the zoning map of the City of Vernon, California. It is not a legal document and should not be used for legal purposes.

2. The map is subject to change without notice. The City of Vernon reserves the right to amend the zoning map at any time.

3. The map is based on the latest available data. The City of Vernon is not responsible for any errors or omissions.

4. The map is prepared by the City of Vernon Planning Department.

**GENERAL NOTES**





November 25, 2019

By Certified Mail

Munther Alraban  
6031 Woodlake Lane  
Alexandria, VA 22315

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. The purpose of this letter is to notify you that your property is being nominated, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment to its land use plan designation.

Property Address: 8162 Mount Vernon Highway, Alexandria, VA 22309-1914

Tax Map Number: 1012 01 0029D

Supervisor District: Mount Vernon

The current Comprehensive Plan recommendation for your property and the other adjacent properties along Old Mount Vernon Highway is residential use at a density range of 2-3 dwelling units per acre (du/ac). The plan language further recommends consolidated access points and an interior street pattern which promotes clustering and buffers existing uses adjacent to the property. This language limits the choices for redevelopment of your parcel, so we are proposing that the Plan language be amended to allow for a mix of residential uses, possibly single family detached and townhouses, at a density range of 8-12 du/ac.

Any comments or questions you have about this specific nomination should be directed to:

Dick Labbe  
Eastwood Properties, Inc.  
3050 Chain Bridge Road, Ste. 105  
Fairfax VA 22030  
Email: eastwoodprops@aol.com

If you have questions about the process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

Sincerely,



Lori Greenlief

Attachment: Map



100000'

Notes to Users:  
1. This map is intended to provide a general overview of the zoning regulations for the City of Vernon. It is not intended to be used as a legal document.  
2. The zoning regulations are subject to change without notice.  
3. The zoning regulations are subject to interpretation by the City of Vernon.  
4. The zoning regulations are subject to the provisions of the City of Vernon.  
5. The zoning regulations are subject to the provisions of the City of Vernon.  
6. The zoning regulations are subject to the provisions of the City of Vernon.  
7. The zoning regulations are subject to the provisions of the City of Vernon.  
8. The zoning regulations are subject to the provisions of the City of Vernon.  
9. The zoning regulations are subject to the provisions of the City of Vernon.  
10. The zoning regulations are subject to the provisions of the City of Vernon.



ADMINISTRATIVE INDEX

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INDEX

# PROPERTY MAP ZONING 101-2

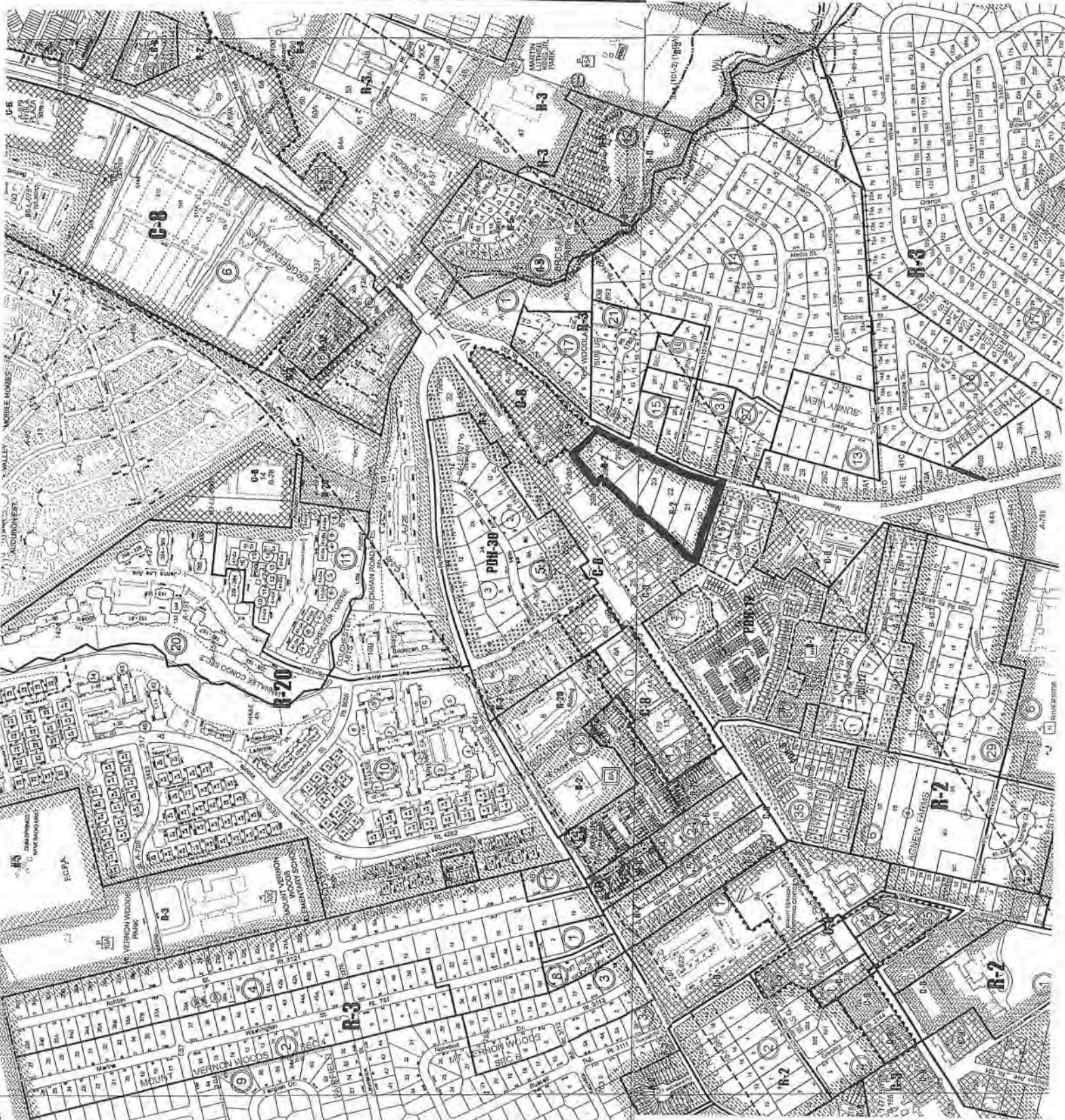
Revised to: 01-01-2019



Scale: 1" = 1000'  
100000'

GENERAL NOTES

Notes to Users:  
1. This map is intended to provide a general overview of the zoning regulations for the City of Vernon. It is not intended to be used as a legal document.  
2. The zoning regulations are subject to change without notice.  
3. The zoning regulations are subject to interpretation by the City of Vernon.  
4. The zoning regulations are subject to the provisions of the City of Vernon.  
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8. The zoning regulations are subject to the provisions of the City of Vernon.  
9. The zoning regulations are subject to the provisions of the City of Vernon.  
10. The zoning regulations are subject to the provisions of the City of Vernon.





McGuireWoods LLP  
1750 Tysons Boulevard  
Suite 1800  
Tysons, VA 22102-4215  
Phone: 703.712.5000  
Fax: 703.712.5050  
www.mcguirewoods.com

Lori Greenlief  
Direct: 703.712.5433

McGUIREWOODS

lgreenlief@mcguirewoods.com

November 25, 2019

By Certified Mail

Edward Chang and Grace Ann Park  
10688 Paynes Church Drive  
Fairfax, VA 22032

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. The purpose of this letter is to notify you that your property is being nominated, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment to its land use plan designation.

Property Address: 8208 Mount Vernon Highway, Alexandria, VA 22309-1916  
Tax Map Number: 1014 01 0020  
Supervisor District: Mount Vernon

The current Comprehensive Plan recommendation for your property and the other adjacent properties along Old Mount Vernon Highway is residential use at a density range of 2-3 dwelling units per acre (du/ac). The plan language further recommends consolidated access points and an interior street pattern which promotes clustering and buffers existing uses adjacent to the property. This language limits the choices for redevelopment of your parcel, so we are proposing that the Plan language be amended to allow for a mix of residential uses, possibly single family detached and townhouses, at a density range of 8-12 du/ac.

Any comments or questions you have about this specific nomination should be directed to:

Dick Labbe  
Eastwood Properties, Inc.  
3050 Chain Bridge Road, Ste. 105  
Fairfax VA 22030  
Email: eastwoodprops@aol.com

If you have questions about the process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

Sincerely,



Lori Greenlief

Attachment: Map



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ADMINISTRATIVE INDEX

92-3	92-4	93-3
101-1	102-1	102-2
101-3	101-4	102-3

STREET INDEX

PROPERTY MAP  
ZONING  
101-2

Revised to: 01 - 01 - 2019

Drawn by:



A 100% Owner's Title Insurance



Map Scale: 1" = 100' (1" = 30.48m)  
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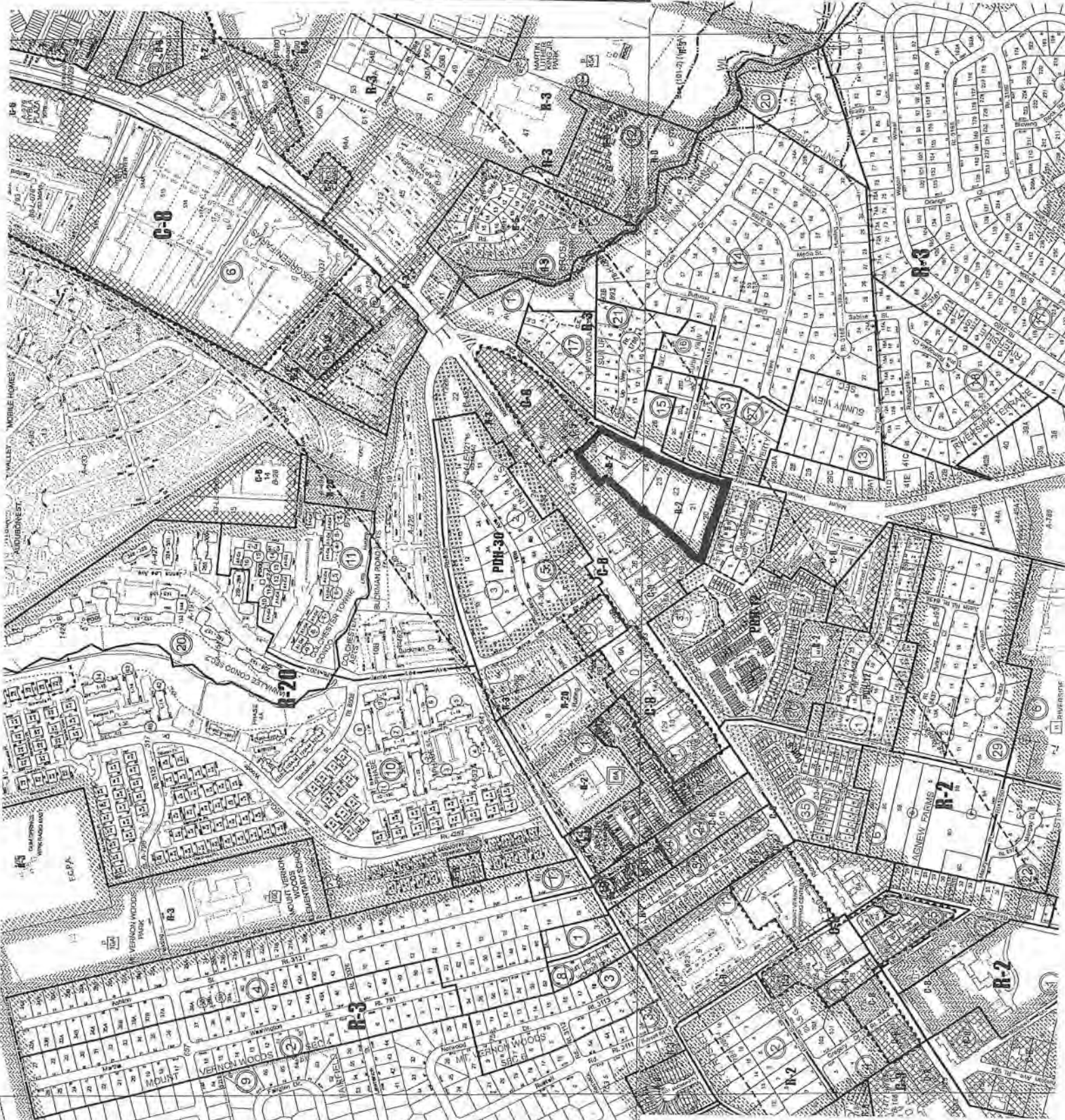
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McGuireWoods LLP  
1750 Tysons Boulevard  
Suite 1800  
Tysons, VA 22102-4215  
Phone: 703.712.5000  
Fax: 703.712.5050  
www.mcguirewoods.com

Lori Greenlief  
Direct: 703.712.5433

McGUIREWOODS

lgreenlief@mcguirewoods.com

November 25, 2019

By Certified Mail

Nickalas A. Raso  
8618 Old Mount Vernon Road  
Alexandria, VA 22309-1916

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. The purpose of this letter is to notify you that your property is being nominated, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment to its land use plan designation.

Property Address: 8204 Mount Vernon Highway, Alexandria, VA 22309-1916  
Tax Map Number: 1014 01 0021  
Supervisor District: Mount Vernon

The current Comprehensive Plan recommendation for your property and the other adjacent properties along Old Mount Vernon Highway is residential use at a density range of 2-3 dwelling units per acre (du/ac). The plan language further recommends consolidated access points and an interior street pattern which promotes clustering and buffers existing uses adjacent to the property. This language limits the choices for redevelopment of your parcel, so we are proposing that the Plan language be amended to allow for a mix of residential uses, possibly single family detached and townhouses, at a density range of 8-12 du/ac.

Any comments or questions you have about this specific nomination should be directed to:

Dick Labbe  
Eastwood Properties, Inc.  
3050 Chain Bridge Road, Ste. 105  
Fairfax VA 22030  
Email: eastwoodprops@aol.com

If you have questions about the process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

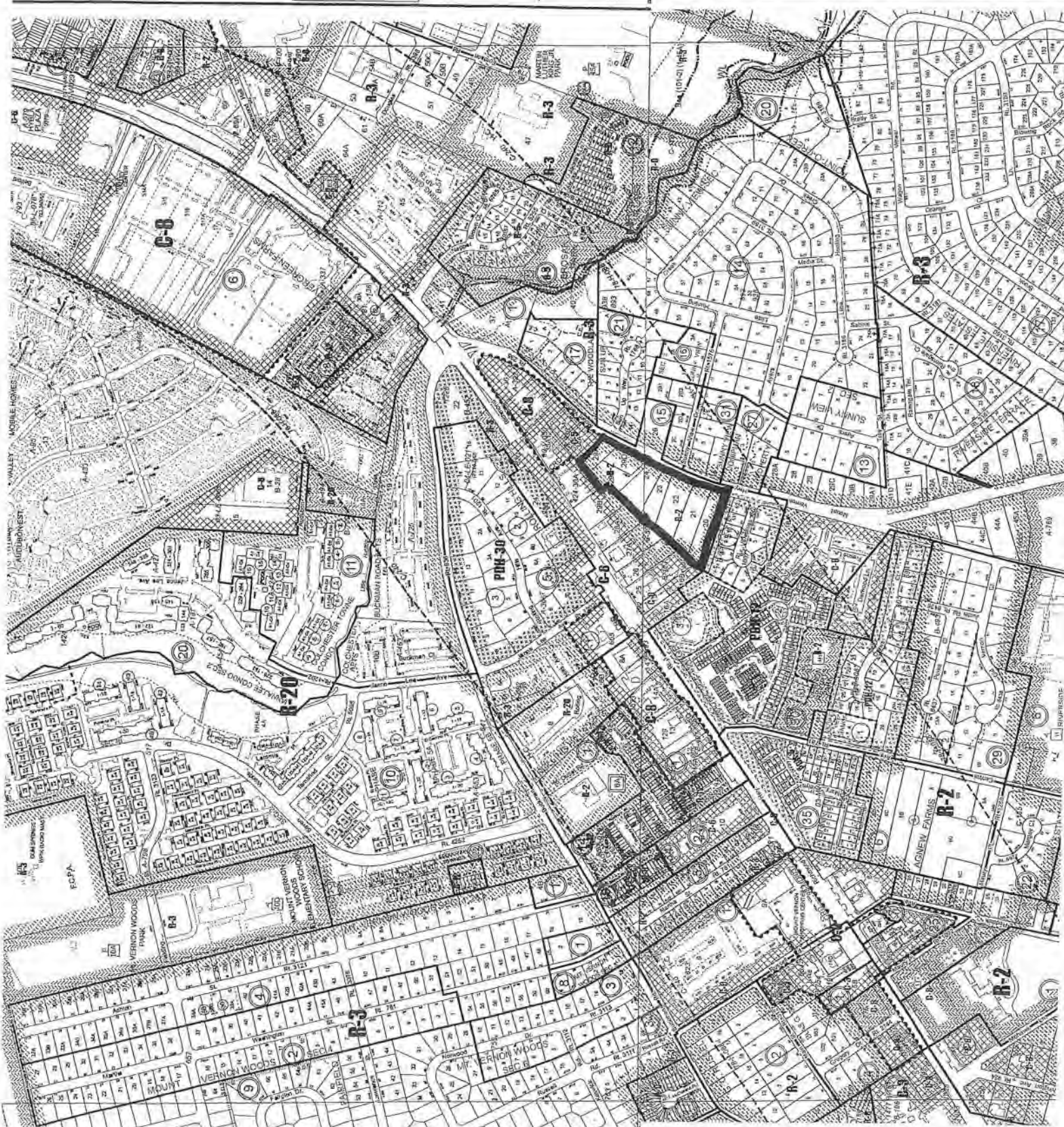
Sincerely,



Lori Greenlief

Attachment: Map







McGuireWoods LLP  
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Phone: 703.712.5000  
Fax: 703.712.5050  
www.mcguirewoods.com

Lori Greenlief  
Direct: 703.712.5433

McGUIREWOODS

lgreenlief@mcguirewoods.com

November 25, 2019

By Certified Mail

Laura J. Black  
8200 Mount Vernon Highway  
Alexandria, VA 22309-1916

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. The purpose of this letter is to notify you that your property is being nominated, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment to its land use plan designation.

Property Address: 8200 Mount Vernon Highway, Alexandria, VA 22309-1916  
Tax Map Number: 1014 01 0022  
Supervisor District: Mount Vernon

The current Comprehensive Plan recommendation for your property and the other adjacent properties along Old Mount Vernon Highway is residential use at a density range of 2-3 dwelling units per acre (du/ac). The plan language further recommends consolidated access points and an interior street pattern which promotes clustering and buffers existing uses adjacent to the property. This language limits the choices for redevelopment of your parcel, so we are proposing that the Plan language be amended to allow for a mix of residential uses, possibly single family detached and townhouses, at a density range of 8-12 du/ac.

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Dick Labbe  
Eastwood Properties, Inc.  
3050 Chain Bridge Road, Ste. 105  
Fairfax VA 22030  
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Sincerely,



Lori Greenlief

Attachment: Map







McGuireWoods LLP  
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www.mcguirewoods.com

Lori Greenlief  
Direct: 703.712.5433

McGUIREWOODS

lgreenlief@mcguirewoods.com

November 25, 2019

By Certified Mail

Jose B. Suazo and Heydi Villatoro  
8178 Mount Vernon Highway  
Alexandria, VA 22309

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. The purpose of this letter is to notify you that your property is being nominated, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment to its land use plan designation.

Property Address: 8178 Mount Vernon Highway, Alexandria, VA 22309-1914  
Tax Map Number: 1014 01 0023  
Supervisor District: Mount Vernon

The current Comprehensive Plan recommendation for your property and the other adjacent properties along Old Mount Vernon Highway is residential use at a density range of 2-3 dwelling units per acre (du/ac). The plan language further recommends consolidated access points and an interior street pattern which promotes clustering and buffers existing uses adjacent to the property. This language limits the choices for redevelopment of your parcel, so we are proposing that the Plan language be amended to allow for a mix of residential uses, possibly single family detached and townhouses, at a density range of 8-12 du/ac.

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Dick Labbe  
Eastwood Properties, Inc.  
3050 Chain Bridge Road, Ste. 105  
Fairfax VA 22030  
Email: eastwoodprops@aol.com

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Sincerely,



Lori Greenlief

Attachment: Map



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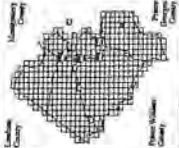
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101-3	101-4	102-3

SHEET INDEX

PROPERTY MAP  
ZONING  
101-2

Revised to : 01 - 01 - 2019

Project No.



Planning & Zoning Commission



Scale: 1 inch = 100 feet

Legend: 1 inch = 100 feet

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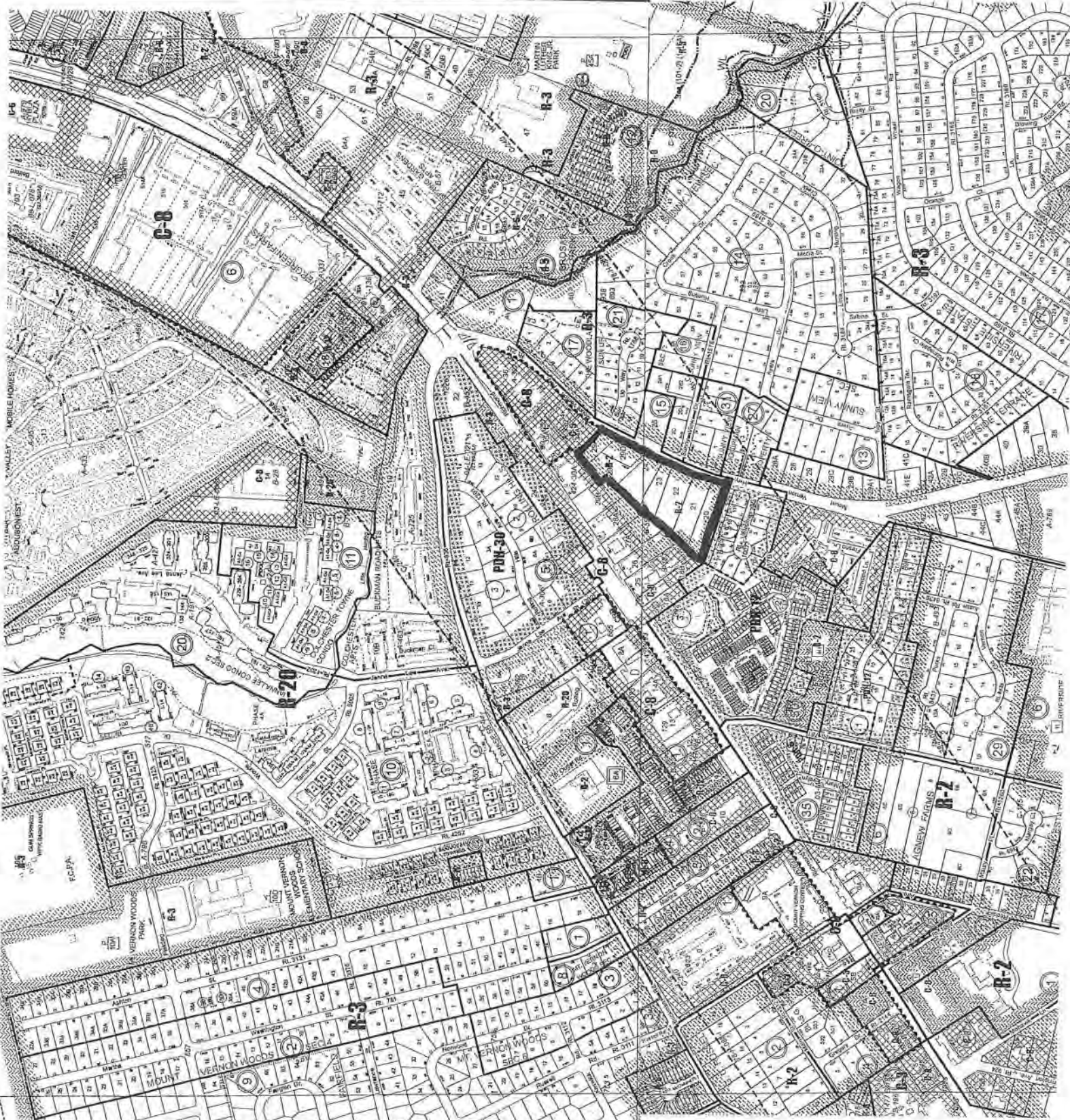
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www.mcguirewoods.com

Lori Greenlief  
Direct: 703.712.5433

McGUIREWOODS

lgreenlief@mcguirewoods.com

November 25, 2019

By Certified Mail

Munter F. Alraban and Sawsan S. Frances  
6031 Woodlake Lane  
Alexandria, VA 22315-2646

Dear Property Owner:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. The purpose of this letter is to notify you that your property is being nominated, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment to its land use plan designation.

Property Address: 8174 Mount Vernon Highway, Alexandria, VA 22309-1914  
Tax Map Number: 10114 01 024  
Supervisor District: Mount Vernon

The current Comprehensive Plan recommendation for your property and the other adjacent properties along Old Mount Vernon Highway is residential use at a density range of 2-3 dwelling units per acre (du/ac). The plan language further recommends consolidated access points and an interior street pattern which promotes clustering and buffers existing uses adjacent to the property. This language limits the choices for redevelopment of your parcel, so we are proposing that the Plan language be amended to allow for a mix of residential uses, possibly single family detached and townhouses, at a density range of 8-12 du/ac.

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Sincerely,



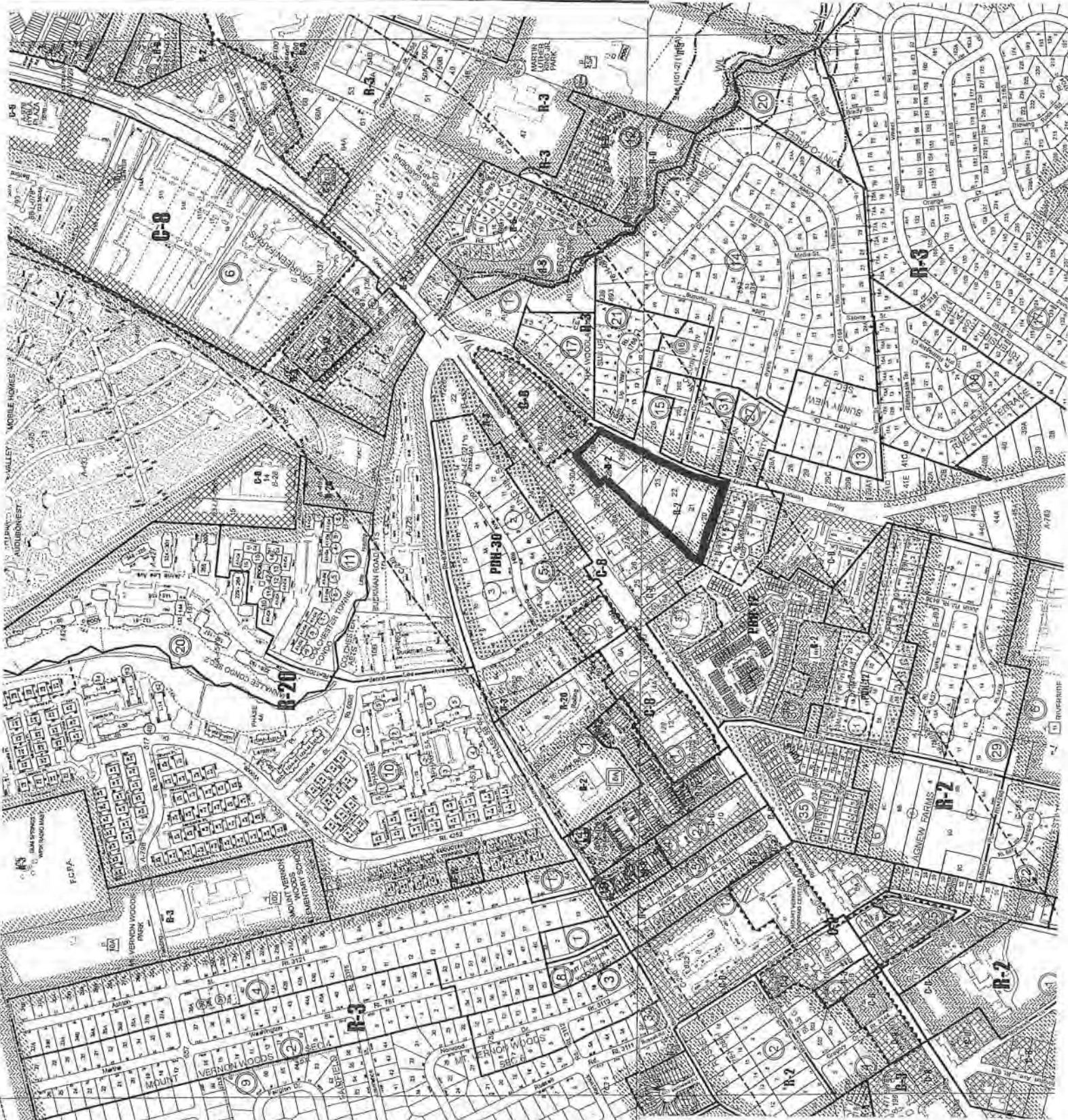
Lori Greenlief

Attachment: Map











## Statement of Justification

### I. OVERVIEW/PROPERTY CONTEXT

This nomination includes 8 parcels totaling approximately 6.07 acres located within the Mount Vernon Community Planning Sector. The Concept for Future Development recommends the portions of this sector along the Richmond Highway Corridor as part of the Woodlawn Community Business Center with the remainder of the sector to develop as Suburban Neighborhoods. There is site specific plan language for these properties which recommends residential development at 2 to 3 dwelling units per acre with consolidated access points and an interior street pattern which promotes clustering and buffers existing adjacent uses. In general, infill is recommended to be of a compatible use, type and intensity as recommended under the objectives of the Policy Plan. Consolidation of parcels is also encouraged to provide for development in a well-designed, efficient manner.

The property to the west of this proposed consolidation is zoned PDH-12 and is developed with a variety of residential uses: townhouses, single family and senior housing. The properties to the north are zoned commercial and developed with commercial uses fronting on Richmond Highway. The properties across Mount Vernon Highway to the east and south are developed with single family detached dwellings and are zoned R-3.

### II. PROPOSED COMPREHENSIVE PLAN CHANGE SUMMARY

In order to encourage redevelopment of this area with infill of compatible use and density, the nominated parcels would benefit from an increase in the target density to 5 to 8 du/ac with consolidation. This will allow for a transition from the R-3 neighborhood across Mount Vernon Highway to the commercial uses which front on Richmond Highway and that density would align with that planned and approved directly to the west. Refer to Attachment 1 for proposed Comprehensive Plan text.

### III. JUSTIFICATION

This nomination is justified in that it addresses an emerging community concern to revitalize areas within the Richmond Highway corridor. The Embark Richmond Highway Plan recommends that neighborhood areas remain predominantly residential, yet it encourages redevelopment where appropriate. The intent of this nomination is to propose a density which will encourage smaller homes on lots with less square footage which will provide more affordable units and attract a move down population as well as first time homebuyers. This type of development will meet the need for diversified housing, particularly as the work base demographic shifts into the Richmond Highway Corridor from Amazon to the north and Fort Belvoir expansion to the south.

Additionally, this nomination advances the Concept for Development in that incentives provided by additional density will result in these single properties with no relation to each other redeveloping into a neighborhood with consolidated access and shared open space.



The successful redevelopment of these parcels, provided by the increase in planned density, will also deter commercial encroachment, a planning objective in Mount Vernon Planning District and will stabilize the residential neighborhoods with compatible infill, yet another objective.

ATTACHMENT:

1. Proposed Text



Residential development at 2-3 dwelling units per acre is planned for parcels along both sides of Central Avenue, along Old Mount Vernon Road north of Riverside Elementary School, and Residential development at 5-8 dwelling units per acre is planned for the parcels along the west side of Mount Vernon Highway between Parcel 101-4((1))~~2018A~~ and Parcel 101-2((1))29A. Only a short distance separates the properties from Richmond Highway. Consolidated access points and an interior street pattern which promotes clustering and buffers existing uses adjacent to the property should be provided. As an option, the property identified as Tax Map 101-4 ((6)) 8, 8B, 8C, 8D, 9A, 9B, 9C, 9D is planned for residential use at a density of 4 – 5 du/ac in accordance with the above conditions and in addition to the following:

- Substantial and logical parcel consolidation should be achieved. If full parcel consolidation is not achieved, then the development should demonstrate how coordinated internal circulation is possible and how unconsolidated parcels will be able to developed at 4-5 du/ac;
- Single-family detached dwelling units should be the exclusive unit type; and
- setbacks, landscaping, building scale, and streetscape amenities at the periphery.





**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

**TYPE OR PRINT RESPONSES IN BLACK INK**

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

**THIS BOX FOR STAFF USE ONLY**

*Date Received:* \_\_\_\_\_

*Date Accepted:* \_\_\_\_\_

*Planning District:* \_\_\_\_\_

*Special Area:* \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**

Name: Mr. Joe Francone Daytime Phone: 703-550-8880

Address: P.O. Box 1574

Newington, VA 22122

Nominator E-mail Address: jef@jdlongmasonry.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

\_\_\_\_\_

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

\_\_\_\_\_

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

\_\_\_\_\_

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Lee ☐ Mason ☐ Braddock ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 12.00

Total aggregate size of all nominated parcels (in acres and square feet): 11.24 acres 489,614 sq. ft.



Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

**a.** Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation. Please see attached Comprehensive Plan text.

**b.** Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: 3-4 DU/AC, 2-3 DU/AC and Office

**c.** Current Zoning Designation (<https://www.fairfaxcounty.gov/geoapps/jade>).

R-3 & C-8 & C-2



**d.** Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

Please see attached proposed Comprehensive Plan text.

**e.** Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

Multi-family, townhouse or single-family detached units ranging from 1,500 to 3,500 square feet. Approximately 35-45' maximum height. Surface parking to be provided.

**f. RESIDENTIAL PROPOSALS:** Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached	5	3,000	
.2 - .5 du/ac (2-5 acre lots)		Townhouse	25	2,000	
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)	160	1,950	
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)			
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		<b>TOTAL:</b>	190		
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac	30				
12 - 16 du/ac					
16 - 20 du/ac	160				
20 + du/ac**					

**\*\* If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.**

**g. NON-RESIDENTIAL or MIXED-USE PROPOSALS:** Check the proposed use(s):

☐ Office
 ☐ Retail & Other
 ☐ Institutional
 ☐ Private Recreation/ Open Space
 ☐ Industrial
 ☐ Residential, as part of Mixed-Use  
 (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: \_\_\_\_\_ Total Gross Square Feet: \_\_\_\_\_



Categories	Percent of Total FAR	Square Feet
Office		
Retail & Other Uses		
Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage.</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☐ Addresses an emerging community concern(s);
- ☒ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - Environmental protection,
  - Revitalization of designated areas,
  - Economic development,
  - Preserving open space,
  - Affordable housing, or
  - Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☒ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

**Fairfax County Planning Commission Office**  
<https://www.fairfaxcounty.gov/planningcommission/>  
**Government Center Building, Suite 552**  
**12000 Government Center Parkway**  
**Fairfax, Virginia 22035-5505**



### PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
See attached list					



## NOMINATION CHECKLIST

- ☒ 1. Completed the official nomination form;
- ☒ 2. Copy of each the notification letter and map sent by certified mail to the property owner(s), if different than the nominator/agent (Item 3);
- ☒ 3. Original and/or copies of each of the postmarked certified mail receipt(s), if different from the nominator/agent (as proof of satisfying notice requirement) (Item 3, Property Information Table);
- ☒ 4. 8 ½ x 11 Property Map (tax maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) with nomination area outlined in black ink (Item 5);
- ☒ 5. Additional page (not more than two) of justification for proposed Plan change (Item 6).
- ☐ 6. Neighborhood petition, only if neighborhood proposes a neighborhood consolidation.



Narrative Statement of Justification  
For Sherwood Hall Lane Assemblage SSPA  
January 8, 2020

#### OVERVIEW

This nomination includes parcels located within the Richmond Highway Corridor Overlay District. Parcels accessed by Richmond Highway, Sherwood Hall Lane and Kingland Road are designated as part of the Suburban Neighborhood Area between the Hybla Valley/Gum Springs and South County Center Community Business Centers. The Hybla Valley/Gum Springs Community Business Center is located across Sherwood Hall Lane from the subject application. Parcels accessed by Fordson Road and Douglas Street are not within the Suburban Neighborhood Area. All parcels are part of the Gum Springs Community.

#### SITE CONTEXT

The area subject to this nomination extends from Richmond Highway and Sherwood Hall Lane along the western border to Fordson Road on the eastern side. The parcels include two existing commercial uses along Sherwood Hall Lane. The remaining parcels are partially developed with single-family residences and a church.

The current comprehensive plan text is:

*The area on the east side of Richmond Highway from Sherwood Hall Lane to Little Hunting Creek is located within the Gum Springs Community. Adequate measures to mitigate against undue environmental impact should be provided. Streams and flood plains with their existing vegetation located on the property should be preserved. Where past practices have degraded these streams, bioengineering approaches should be followed to restore them to more natural conditions and functions. A potential Bus Rapid Transit (BRT) Station is recommended to be located in the vicinity of this area. Refer to the introductory sections and Transportation section of the Richmond Highway Corridor Area Plan for more details.*

#### PROPOSED COMPREHENSIVE PLAN CHANGE

The proposed text amendment is recommended as follows:

*The area on the east side of Richmond Highway from Sherwood Hall Lane to Little Hunting Creek is located within the Gum Springs Community. A potential Bus Rapid Transit (BRT) Station is recommended to be located in the vicinity of this area. Refer to the introductory sections and Transportation section of the Richmond Highway Corridor Area Plan for more details.*

*The area is planned for residential development and should transition from a density of 16-20 dwelling units per acre near Richmond Highway to a density of 8-12 dwelling units per acre progressing to the east toward Fordson Road. Fordson Road frontage should be developed with single-family detached units or similar use that creates the desired streetscape along Fordson Road.*

The proposed Comprehensive Plan Map amendment will change approximately 3.7 acres of office and 4.4 acres of land planned for a residential density of 3-4 DU/AC to approximately 8.1 acres of land planned for a residential density of 16-20 DU/AC. Approximately 3 acres planned for a residential



density of 2-3 acres to a density of 8-12 DU/AC. The subject area is recommended to develop as Suburban Neighborhoods in the Concept for Future Development. In addition, the Fort Hunt Community Planning Sector recommends that all development in this area be consistent with the Gum Springs Community Improvement Plan. The proposal includes the condition that Fordson Road frontage be developed with single-family detached or similar units only in keeping with the Gum Springs plan.

#### JUSTIFICATION

The proposal is consistent with surrounding land uses. The property to the south is developed with rental garden apartments at an existing density of 16-20 DU/AC. The property to the northeast is developed with townhouses at an existing density of 5-8 DU/AC. Single family units are located to the east of the subject application along with an existing church. A church is also located along Richmond Highway within the subject area. The proposed residential use is consistent with the Gum Springs Redevelopment plan of primarily residential uses of the same general character.

The area for nomination is located in the immediate vicinity of the planned BRT station for the Hybla Valley/Gum Springs CBC and it also borders the prominent intersection between Sherwood Hall Lane and Richmond Highway. The current Comprehensive Plan language encourages either side of the potential BRT station to provide attractive and safe gathering spaces for pedestrians accessing a BRT station from the east or west. The subject properties are uniquely positioned to provide for an urban park or other public gathering open space area that achieves such goal by directing riders to and from the potential BRT station in a safe and pedestrian friendly manner. This intersection should also serve as a corridor landmark and a potential gateway to the corridor's shift into an east-west/north-south orientation. Potential place-making elements may include public art, recreational facilities, lawn areas, bicycle amenity areas, enhanced landscaping, seating walls and lawn areas. These elements will create an inviting area that will welcome transit users to the Hybla Valley/Gum Springs CBC. The open space area may be framed by building frontages with pedestrian access facing these amenities. Building form and massing should be context sensitive, orienting high-density structures along the corridor and providing a building height scaling down pattern towards the existing adjacent neighborhoods. A continuous and cohesive network of sidewalks should provide the appropriate connectivity to promote a dynamic and vibrant community with an enhanced sense of place.

#### CONCLUSION

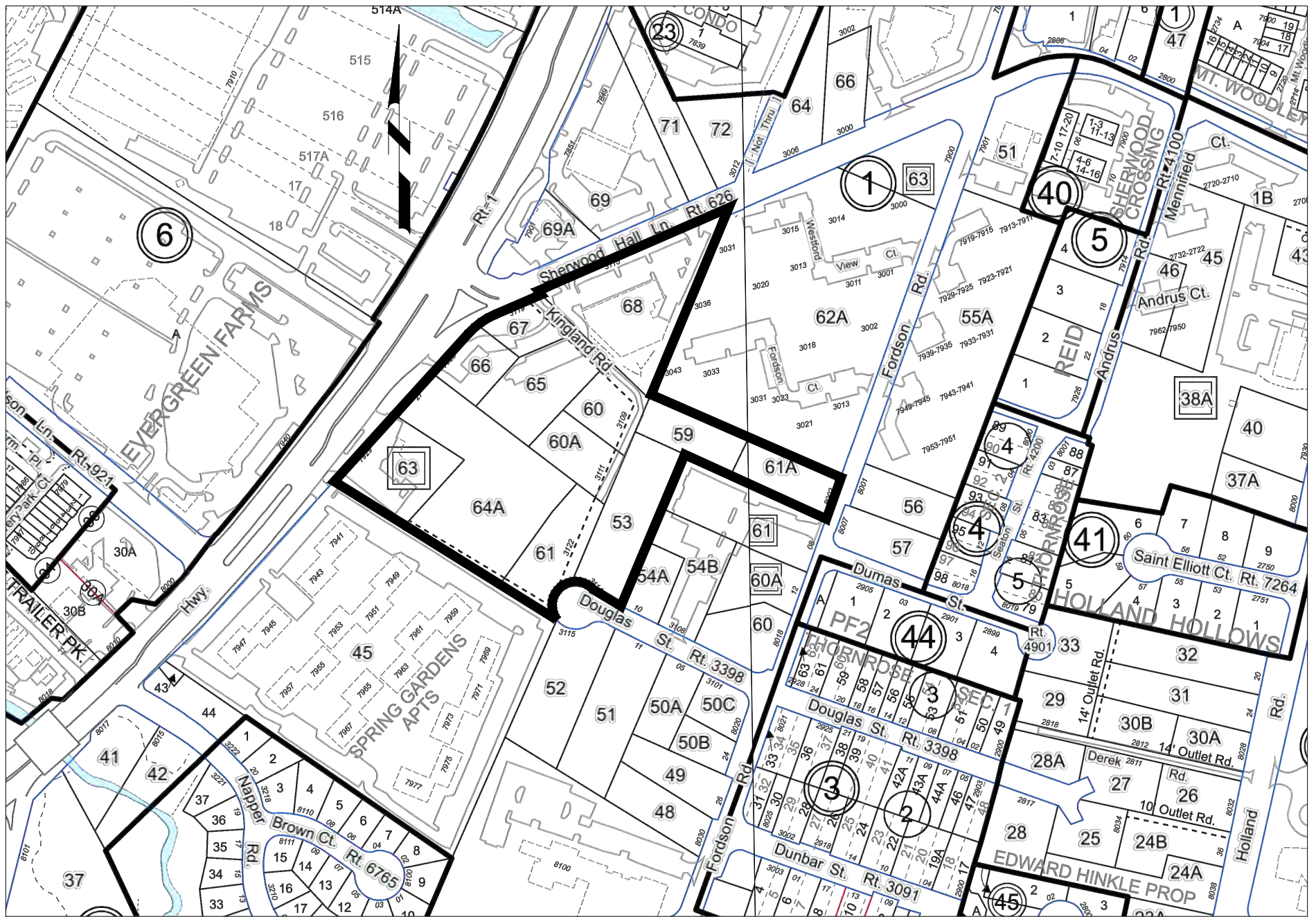
The proposed Comprehensive Plan Amendment implements the Concept for Future Development and addresses revitalization of both the Richmond Highway Corridor and the Gum Springs Community. An enhanced trail or ecological spine is included to promote environmental protection and the preservation of open space. The increased density of the nominated area is consistent with the surrounding area and improves opportunities for affordable housing. The Nominator, therefore, respectfully requests the support of the County Staff, the Planning Commission, and approval by the Board of Supervisors.



PROPERTY INFORMATION TABLE					
All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.					
IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted					
Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
101-2 ((1)) 64A	Sherwood Partnership II C/O Pagett Real Estate	7927 Richmond Hwy Alexandria, VA 22306	6821 Richmond Hwy Alexandria, VA 22306	2.14	7017 2620 0000 2220 1097
101-2 ((1)) 66	Sherwood Partnership C/O Pagett Real Estate	7925 Richmond Hwy Alexandria, VA 22306	6821 Richmond Hwy Alexandria, VA 22306	0.49	7014 1820 0000 9992 2301
101-2 ((1)) 67	Sherwood Partnership C/O Pagett Real Estate	3119 Sherwood Hall Ln Alexandria, VA 22306	6821 Richmond Hwy Alexandria, VA 22306	0.40	7014 1820 0000 992 5890
101-2 ((1)) 65	Marcene J. Cain K&D Realty Co.		6397 Haviland Mill Rd Clarksville, MD 21029	0.85	7014 1820 0000 9992 5883
101-2 ((1)) 60	Marcene J. Cain K&D Realty Co.	3109 Kingland Rd Alexandria, VA 22306	6397 Haviland Mill Rd Clarksville, MD 21029	0.50	7019 2280 0000 8095 2737
101-2 ((1)) 60A	Eric W. and Thelma M. Wilder	3111 Kingland Rd Alexandria, VA 22306	3111 Kingland Rd Alexandria, VA 22306	0.50	7014 1820 0000 9992 5876
101-2 ((1)) 61	Little Hunting Properties, LLC	3122 Douglas St Alexandria, VA 22306	7926 Jones Branch Dr, Suite 930, McLean, VA 22102	0.73	7019 2280 0000 8095 2768
101-2 ((1)) 63	Rahimi Investments, Inc.	7929 Richmond Hwy	4903 Annapolis Rd, Bladensburg, MD 20710	0.95	7019 2280 0000 8095 2775
101-2 ((1)) 59	Harvest Assembly Baptist Church		8002 Fordson Rd, Alexandria, VA 22306	0.50	7019 2280 0000 8095 2782
102-1 ((1)) 61A	Harvest Assembly Baptist Church	8002 Fordson Rd, Alexandria, VA 22306	8002 Fordson Rd, Alexandria, VA 22306	0.53	7019 0160 0000 5487 2828
101-2 ((1)) 53	Ada D. Singletary Trustees	3114 Douglass St, Alexandria, VA 22306	3114 Douglas St, Alexandria, VA 22306	2.04	7019 2280 0000 8095 2713
101-2 ((1)) 68	Marcena J. Cain	3115 Sherwood Hall Ln, Alexandria	6397 Haviland Mill Rd, Clarksville, MD 21029	1.61	7019 0160 0000 5487 2804

11.24





NOMINATED PROPERTY



01476865



**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

**TYPE OR PRINT RESPONSES IN BLACK INK**

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

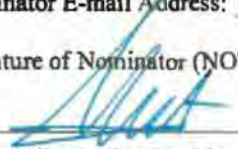
THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_


Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_


Special Area: \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**Name: Washington Metropolitan Area Transit Auth Daytime Phone: 703-525-4000 (Agent)Address: 600 Fifth Street, N.W., Washington, D.C. 20001Nominator E-mail Address: mviani@beankinney.com (Agent)Signature of Nominator (NOTE: There can be only one nominator per nomination):  


Nina Albert, Vice President Real Estate and Parking WMATA

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):  


Nina Albert, Vice President Real Estate and Parking WMATA

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page.  


Mark M. Viani, Bean Kinney &amp; Korman, PC, Attorney for WMATA

**2. GENERAL INFORMATION**Check appropriate supervisor district: ☐ Lee ☐ Mason ☐ Braddock ☒ Mount Vernon ☐ SpringfieldTotal number of parcels nominated: 2.00Total aggregate size of all nominated parcels (in acres and square feet): 29.2 acres 1,272,584 sq. ft.



Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

**a. Current Comprehensive Plan text for nominated property:** Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation.

MV-1, pages 30 & 34-36

Please also see the Comprehensive Plan excerpt of pages 30 & 34-36 attached.

**b. Current Plan Map** ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: Public Facilities (two parcels within Land Unit E)

**c. Current Zoning Designation** (<https://www.fairfaxcounty.gov/geography/jade>).

PRM (Planned Res Mixed Use)



d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

**Transit Facilities with Mixed Use.**

Maximum 1.8 million SF, up to approx. 1.5 FAR allowed for all uses combined. Maximum FAR of up to: (1) 1.3 FAR for Residential, 1,400-1,500 dwelling units; and (2) 0.3 FAR for Office/Retail. Optional 200 room hotel, density from Office/Retail or 250 DU's. No FAR assigned to transit facilities.

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

Please see the attached explanation.

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse			
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)	*		
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)	*		
2 - 3 du/ac		High-Rise Multifamily (9+ stories)	*		
3 - 4 du/ac		<b>TOTAL:</b>	<b>**</b>		<b>1.5</b>
4 - 5 du/ac		** 1,400-1,500 million SF			
5 - 8 du/ac		* = A mix of units predominantly in mid to high rise apt. flats. Transition from existing/ future residential on adjacent sites with some stack townhouse style condominium units. Units are expected to be distributed over the two parcels.			
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**	30-50				
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30-40 du/ac.					

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☒ Office
 ☒ Retail & Other
 ☒ Institutional
 ☐ Private Recreation/ Open Space
 ☐ Industrial
 ☒ Residential, as part of Mixed-Use (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: up to 1.5 Total Gross Square Feet: 1,800,000 SF



Percentages based on 29.2 total acres

Categories	Percent of Total FAR	Square Feet
Office and Retail	15%-20%	up to 360,000SF
Retail & Other Uses	*	Part of Office and Retail
Institutional	Excluded	Excluded
Private Recreation/Open Space		
Industrial		
Residential*	80% - 85%	up to 1.5 million SF
<b>TOTAL</b>	<b>100%</b>	<b>Max not to exceed 1.8 Million</b>
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section J.) based on the approximate square footage.</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ Addresses an emerging community concern(s);
- ☒ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - o Environmental protection,
  - o Revitalization of designated areas,
  - o Economic development,
  - o Preserving open space,
  - o Affordable housing, or
  - o Balancing transportation infrastructure and public facilities with growth and development.
- ☒ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☒ Reflects implementation of Comprehensive Plan guidance;
- ☒ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

Fairfax County Planning Commission Office  
<https://www.fairfaxcounty.gov/planningcommission/>  
 Government Center Building, Suite 552  
 12000 Government Center Parkway  
 Fairfax, Virginia 22035-5505



### PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part I of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
#0833 01 088D	Washington Metropolitan Area Transit Authority	5801 N. Kings Highway Alexandria, VA 22303	600 Fifth Street, NW Washington, D.C. 20001	4.7	See page 1 of the application.
#8031 01 0017E	Washington Metropolitan Area Transit Authority	5801 N. Kings Highway Alexandria, VA 22303	600 Fifth Street, NW Washington, D.C. 20001	24.5	See page 1 of the application.



## WMATA Huntington SSPA Application

### Response to Application Item 4.e.

#### ***4. e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?)***

##### Uses

Consistent with the existing Comprehensive Plan, the proposed uses are transit facilities with high density mixed uses of residential, office and retail.

##### Types of Buildings

Changing residential and work trends continue to blur the lines between residential, office and retail building typologies. It is desirable to have the flexibility to respond to market demands consistent with the plan's overall limits. There might be opportunities to combine and co locate, or locate in close proximity, office, residential and retail uses. At the Huntington Metro Station and its environs, we anticipate that service uses will predominate in the retail space and the successful retail uses will be oriented to serve both transit patrons and nearby residents.

##### Building Heights

Near confronting or adjacent residential communities, buildings will have heights that are compatible and serve as a transition. The maximum proposed building heights are 200 feet. Buildings will step back from Richmond Highway starting at 55 feet. (A revised proposed height map will be submitted subsequent to the SSPA filing.)

##### Phasing and Placement of Uses

Uses will be organized around access points to transit facilities on both south and north entrances to the station. It is anticipated that the south station area will be the initial phase of development with residential uses predominating along with support retail. Development at the north station area may be deferred until the WMATA parking garage on the site has reached the end of its useful life.

##### Parking Buffering and Screening

Consistent with the Comprehensive Plan, new parking will be located in structures or below-grade with a limited quantity of short-term surface and on-street parking for transit (Kiss n' Ride) and retail patrons. Structured parking will be screened or buffered through such steps as taking advantage of grade, surrounding it with buildings, and utilizing architectural features and/or landscaping.

##### Traffic Management

In addition to the provision of parking spaces, Transportation Demand Management measures are expected to be employed to minimize the need for on-site parking consistent with demographic and market trends.

##### Residential Unit Mix and Size

Residential units will be a mix of unit sizes predominately in mid to high rise apartment flats. As a transition to existing/future residential on adjacent sites some stack townhouse style condominium units may be provided.



WMATA Huntington Metro Station SSPA  
Statement of Justification

Site Specific Plan Amendment Application of the Washington Metropolitan Area Transit Authority ("WMATA"), Tax Maps: #0833 01 0088D and #0831 01 0017E.

1. Introduction

WMATA (the "Applicant") seeks to update the recommendations for the two WMATA parcels within Land Unit E of the Comprehensive Plan, in order to better accommodate more intense development of the Huntington Metro Station responding to planned development of adjacent sites and to better fulfill the vision of this station as the transportation hub for Southeast Fairfax County. The proposed amendments will facilitate meeting guidelines set forth in the application form.

2. The Subject Property

The property consists of 1,272,584 SF or 29.2 acres. The Huntington Metro Station is the current use. The two WMATA parcels are zoned PRM (Planned Residential Mixed Use).

3. Proposed Use and Development

The SSPA proposes that the two WMATA parcels continue the types of uses currently included in the Comprehensive Plan - institutional (WMATA transit facilities), residential, and Office/Retail with increased density and density flexibility between residential and Office/Retail uses within the maximum density. The SSPA proposes applying the Comprehensive Plan's option to replace 250 dwelling units with a 200 room hotel, but in the alternative allow the hotel's density as a trade off for office density if supported by market conditions.

4. Proposed Comprehensive Plan Amendments

The SSPA requests that the Comprehensive Plan provide for a maximum for all uses of up to 1.8 million SF, for the two WMATA parcels exclusively, with residential uses predominating. The requested density is approximately 1.5 FAR. The residential density proposed in the SSPA is in addition to the 850 DU's developed and/or planned for Land Unit F that the Comprehensive Plan recommended for both Land Unit E and Land Unit F. The SSPA proposes up to 20% of total FAR for a combined amount of Office/Retail uses. This could be up to 360,000 SF; an increase of 80,000 SF over the combined office and retail square footage (250,000 SF office and 30,000 SF retail) provided in the current Comprehensive Plan for Land Unit E and Land Unit F. Consistent with the current Comprehensive Plan, the SSPA proposes to exclude transit facilities from FAR calculations – the existing and proposed structures are parking and transit support facilities that would not generally count in FAR calculations. The proposed maximum densities for each use category exceed 100% of the overall proposed maximum density, in order to afford flexibility among the uses in response to site and market conditions, while still preserving the maximum 1.8 million SF density ceiling. All uses are to be oriented to facilitate transit use. Further, the SSPA proposes to preserve, for the two WMATA parcels exclusively, the Comprehensive Plan's option to replace 250 DU's with a 200 room hotel, but the SSPA also proposes an alternative to allow such a hotel's density applied as part of the commercial/office density. All of the densities proposed are within the maximums allowed under the Fairfax County planning guidelines for Transit Station Areas.

The SSPA proposes amending the Comprehensive Plan language to allow for phases that follow current market trends. The Plan would acknowledge the possibility of less dense development during the early phases of the life of the project and allow for more intense density subsequently,



as market and other conditions dictate the evolution of uses on top of a Metro Station. Flexibility in location should be added to account for the co-location of mixed uses. The use of one's residence, especially working from home/telecommuting, and work place trends close to residential should be accommodated and anticipated. The initial phases of development are anticipated to be mid-rise residential typologies to reflect current market conditions. If the development at surrounding parcels and at the BRT nodes on Richmond Highway occurs as planned, the more intense of the proposed density range may be achieved in the later phases. Development of the site's southern portion is anticipated to occur sooner than the northern portion. The development of the southern portion will likely occur in conjunction with the demolition of the obsolete WMATA parking garage, and redevelopment of bus, car, bicycle/pedestrian access, and BRT service. The northern portion of the site, along Huntington Avenue, appears to be the more appropriate location for office use. Office use would be part of a cluster of other office uses planned to be developed off site, both across Huntington Avenue and on the Huntington Club site, both of which access the Metro Station's north portal.

5. Addressing the Guidelines

The project will address an emerging community need for housing. The National Landing project, announced in 2018, contributes to the upward pressure on costs and the availability of housing especially for homes located, or to be located, closer to National Landing. Housing at the Huntington Metro Station, with multiple price points, will only be located only a few Metro stops from National Landing. Huntington Metro multi-family residences ought to absorb some of the burgeoning housing demand and minimize traffic impacts, at the same time. More generally, adding more housing density and more convenience supporting retail at Huntington Metro affords a greater opportunity to implement the Concept for Future Development, and it would be consistent with long-standing policies. The Huntington Metro SSPA will advance a major policy objective because it will complement the Richmond Highway Revitalization District objectives. It has long been acknowledged that the Huntington Transit Development Area is a key asset for such revitalization. The SSPA responds to proposed work by Virginia DOT and Virginia DRPT because it will support the Embark Richmond Highway plan as well as serve as an important terminus/transfer point for the BRT. The plan did not include the reconsideration of the Huntington Transit Station Area, because the planned densities were deemed sufficient to support BRT ridership goals. However, the goals of Embark Richmond Highway would only be furthered by the additional density of development proposed for this site. In summation, the planned demolition of the south WMATA garage, the coming of BRT, planned higher density projects developing on adjacent sites in the Transit Development Area and the prudence of fostering the most intense density within easy walking distance of the Huntington Metro Station support better positioning for the future the Huntington Metro Station area as the heart of a vibrant community and an important node in the region's transportation system.



**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition  
Mount Vernon Planning District, Amended through 10-16-2018  
MV1-Huntington Community Planning Sector**

**AREA IV  
Page 24**

**MV1 HUNTINGTON COMMUNITY PLANNING SECTOR**

**CHARACTER**

The majority of the Huntington Community Planning Sector comprises the Huntington Transit Station Area (TSA). The planning sector is generally bounded by the Capital Beltway/Interstate 95/495 (I-95/I-495), Telegraph Road, Furman Lane, South Kings Highway, and Richmond Highway (Route 1) as shown in Figure 9.

The TSA is divided into land units with specific recommendations made for each land unit. The area closest to the Metrorail station, where there is the greatest opportunity for transit-oriented redevelopment, is designated as a Transit Development Area. The boundaries of the Huntington TSA and the Transit Development Area are outlined on the area maps in Figure 9. The Huntington Community Planning Sector also contains portions of the North Gateway and Penn Daw Community Business Centers (CBCs) located on the west side of Richmond Highway. Plan recommendations for these CBCs can be found in the Richmond Highway Corridor Area, Area IV Plan.

The Huntington Metrorail Station is located south of the City of Alexandria between Huntington Avenue and North Kings Highway (Route 241). The station lies near the center of a developed area which consists primarily of residential uses. Residential development ranges from single-family detached units and duplexes in stable neighborhoods to high-rise apartments and condominiums. There are also clusters of local retail development located at major intersections.

**CONCEPT FOR FUTURE DEVELOPMENT**

The Concept for Future Development recommends the Huntington TSA as one of several mixed-use centers that are located around the fourteen Metrorail stations in Fairfax County. They are shown as part of the Adopted Regional System for Metrorail. These Metrorail stations provide the opportunity for non-automobile dependent development to occur in a manner that is compatible with the existing nearby land uses. As recommended in the Concept, the intention of this designation is to capitalize on the opportunity to provide transit-focused housing and employment locations, while still maintaining the viability of existing, nearby land uses.

A Bus Rapid Transit (BRT) system with the potential for nine stations is planned to connect Huntington Metrorail Station to Fort Belvoir. The BRT station in the Huntington area is generally planned in Land Unit E. Details about the BRT system, including a map of the potential station areas (refer to Figure 2), are contained in the Richmond Highway Corridor Area, Area IV Volume of the Comprehensive Plan.

The Transit Development Area is a smaller area within the, and is planned for higher-density, mixed-use development. Most of the redevelopable land is located within a 5 to 7 minute walking distance from the Huntington Metrorail Station, which corresponds to the Transit Development Area boundary. New development should be channeled into land units within the Transit Development Area and away from the bordering stable neighborhoods. If new development is allowed to spread throughout the Transit Station Area, the stability of older residential neighborhoods will be threatened and affordable housing close to the Metrorail station may be lost. Traffic congestion would be likely to increase if development is encouraged farther away from the station.



**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition  
Mount Vernon Planning District, Amended through 10-16-2018  
MV1-Huntington Community Planning Sector**

**AREA IV**

**Page 34**

In addition to these ten general development criteria, development must also respond to site-specific conditions. These conditions are listed in the following sections for the individual sites composing the Transit Development Area. The maximum level of development for the Transit Development Area is an interpretation of the aggregate development potential for the Transit Development Area. Refer to specific land units for guidance on the recommended square feet of development, number of dwelling units, and other conditions. For the maximum level of development, the following must be met:

- All site-specific conditions;
- Criteria #1, #2 and #3 of the general development criteria listed above; and
- All of the remaining applicable general development criteria.

The maximum level of development for the Transit Development Area is the following:

- 1,470,000 gross square feet of office space;
  - Up to 120,000 square feet of office space may be converted to hotel use in Land Unit I;
- 75,000 gross square feet of retail space;
- 3,775 dwelling units;
- 200-room hotel with conference facilities or an additional 250 dwelling units on Land Unit E; and
- In Land Unit L, an additional 50,000 to 85,000 gross square feet of retail and office space.
- Up to 275,000 gross square feet of additional development on Parcel 83-1 ((1)) 33 of Land Unit G.

**(Land Units E and F)**

The 60-acre property is occupied by the Huntington Metrorail Station and associated parking facilities, townhouse and multifamily uses, and Mount Eagle Park. A potential BRT station is generally planned in this area as shown in Figure 2 of the Richmond Highway Corridor Area, Area IV Plan. Parcel 83-1((7))1A is a .34-acre lot along North Kings Highway planned for office use.

The portion of Land Unit E occupied by the Metrorail station, the parking garage, and the parking lot along Huntington Avenue is planned for public facilities. Air rights development over the station and the parking facilities may have long-term potential. For the 35-acre area south of the station, the following mix of uses is recommended within the maximum levels shown:

- 250,000 gross square feet of office space;
- 30,000 gross square feet of retail space;
- 600 dwelling units; and
- 200-room hotel with conference facilities or 250 additional dwelling units.



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MV1-Huntington Community Planning Sector**

**AREA IV  
Page 35**

In addition, the following uses should be incorporated into this development:

- The existing 900+ space Metro surface parking lot should be reconfigured into an on-site underground or above-ground facility up to six stories. Adequate buffering and landscaping around the parking structure should be provided adjacent to nearby neighborhoods;
- To support the development, a portion of the property was dedicated to Fairfax County for Mount Eagle Park in order to provide needed park facilities in this high density area and to buffer Metrorail-related development from the existing community.

The development of the WMATA property should be in accordance with the urban design concept plan shown in Figures 12, 13 and 14. The commercial uses, including the optional hotel, should be clustered around a public plaza near the Metrorail station and planned BRT station and North Kings Highway. Residential use should be located east and south of this cluster to provide a transition to surrounding residential development. As shown in Figure 14, Mount Eagle Park and/or open space should be accessible to, and provide buffering for, the Huntington community, the high-rise residential projects located east of the WMATA property, and the Fairhaven community.

In order to develop except at the base level, all the applicable general development criteria listed for all sites in the Transit Development Area should be satisfied, except that in lieu of criterion #6, affordable housing should be provided in accordance with the county's

Affordable Dwelling Unit Ordinance. In addition, the following site-specific conditions must be met:

- Development should be coordinated under one planning program for the entire site;
- Retail uses should be limited to the ground level of proposed buildings along the main pedestrian access routes to the Metrorail station;
- Nonresidential uses should be clustered around the public space near the Metrorail station. Residential development should occur towards the south and east of the station in order to provide an appropriate transition to adjacent neighborhoods;
- Provision of integrated pedestrian and bicycle systems with features such as covered and secure bicycle storage facilities, walkways, trails and sidewalks, enhanced crosswalks providing connections to adjacent neighborhoods, and amenities such as street trees, benches, bus shelters, and adequate lighting;
- Creation of usable open spaces such as pocket parks, plazas, common greens and recreation-focused urban parks on the site;
- Provision of environmental elements into the design, including buildings designed to meet the criteria for LEED Silver (or comparable rating system) green building certification and innovative stormwater management techniques;
- Buildings should be designed to accommodate telecommunications antennas and equipment cabinets in a way that is compatible with the building's architecture and conceals the antennas and equipment from surrounding properties and roadways;
- Underground parking, or parking built into the slope, is preferred to minimize visual intrusion and create a pedestrian oriented atmosphere. Architectural detailing,



**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition  
Mount Vernon Planning District, Amended through 10-16-2018  
MV1-Huntington Community Planning Sector**

**AREA IV  
Page 36**

screening, lighting, and landscaping that is aesthetically appealing should be employed along exposed parking levels to mitigate negative impacts. Efforts should be taken to face above ground parking structures to service streets, and they should be designed to be consistent with surrounding buildings. On-street and incidental surface parking shall be allowed consistent with urban design guidelines; and

- Vehicular access to private development should be separated from vehicle access to the Metrorail station.

**Land Unit I**

Land Unit I is planned for 16-20 dwelling units per acre and is presently predominantly developed with the Huntington Club Condominiums. This land unit presents an opportunity for redevelopment due to its location within the Transit Development Area, adjacent to the Huntington Metrorail Station and planned BRT station.

As an option, redevelopment of Land Unit I with transit-oriented mixed-use up to an intensity of 3.5 FAR, inclusive of affordable housing is planned. Consolidation of Tax Map parcel 83-1((1))32 and the Huntington Club Condominiums (Tax Map Parcels 83-1((23))1-364) is strongly encouraged to redevelop under this option.

Consolidation can afford opportunities for shared parking, consolidated open space, and improved circulation. Any proposed redevelopment on Tax Map Parcel 83-1((23))1-364 under this option should ensure that the project functions in a well-designed, efficient manner and does not preclude development on Tax Map Parcel 83-1((1))32 in conformance with Plan objectives for transit orientation and connection. Consistent with this guidance, vehicular access to Parcel 32 is expected to be provided at the earliest stage of Huntington Club development possible.

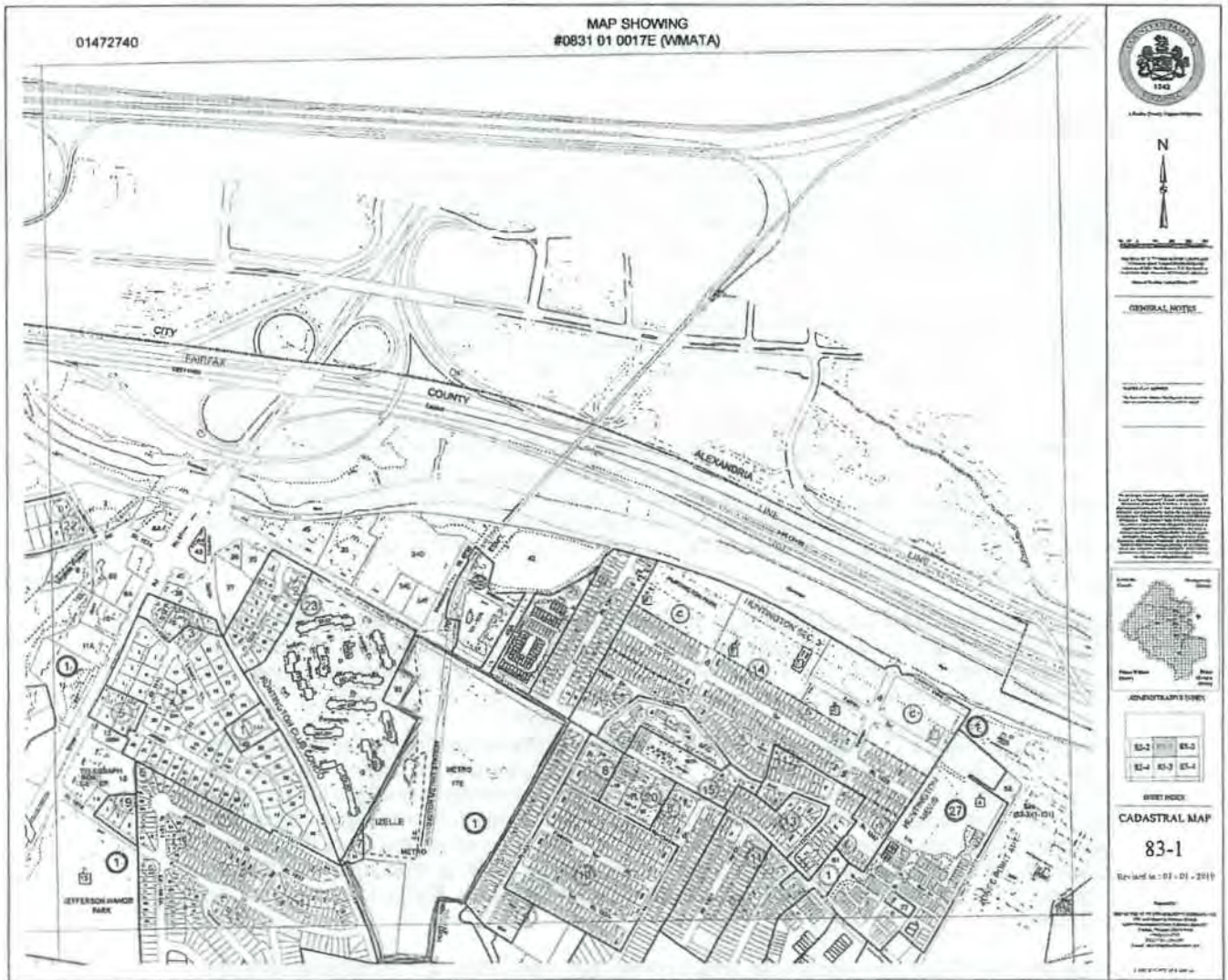
The land use mix should consist of approximately 80 percent residential use and 20 percent office use, with ground floor retail use. Approximately 120,000 square feet of office use may be converted to hotel use. To reduce the visual impact of new development upon the surrounding community, development height should taper.

As shown on Figure 13, a maximum height of 200 feet is recommended for the northeastern portion of the land unit, adjacent to the Metrorail property. Building heights are recommended to taper down to 55 feet along the western and southern edges of the site to be compatible with existing residential development. Beyond those edges, additional building height not to exceed an approximate 40° line-of-sight measured from the western sidewalk of North Kings Highway may be considered if it is demonstrated that an appropriate transition to adjacent residential uses along North Kings Highway can be achieved.

Well-designed, publicly accessible urban plazas and parks that are integrated with the sloping terrain should enhance recreational options and create a sense of place for the development, consistent with the Urban Park Framework document, as modified by the Fairfax County Park Authority. Internal roadways, trails, sidewalks, and street crossings should connect buildings and open spaces. Streetscape treatments should include trees, landscaping, sidewalks, bicycle facilities, street furniture, and various paving textures, to the extent possible.

Given the projected capacity issues in the Huntington Transit Station Area, the number of single occupancy vehicle (SOV) trips made to the subject site should be reduced. Steps should be taken to encourage carpooling, vanpooling, ridesharing, bicycle and pedestrian use, transit use, teleworking, flexible work schedules, and alternative work schedules.













**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

TYPE OR PRINT RESPONSES IN BLACK INK

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**

Name: Gifford R. Hampshire Daytime Phone: 703-691-1235

Address: Blankingship & Keith, P.C.

4020 University Drive, Suite 300, Fairfax, VA 22030

Nominator E-mail Address: ghampshire@bklawva.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):



Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

Manager, Colchester, LLC

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Lee ☐ Mason ☐ Braddock ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 1.00

Total aggregate size of all nominated parcels (in acres and square feet): 9.38\* acres 408,592\* sq. ft.

\*Only 1.21 acres or 52,795 square feet of the parcel would be amended.



Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation.

Sub-unit H4 is located west of Old Colchester Road and south of Gunston Road. Sub-unit H4 is planned for residential use at .2-.5 dwelling unit per acre to provide a transition between the Route 1 Corridor and Mason Neck. Most of the properties within Sub-unit H4 are adjacent to existing or planned industrial/flex uses; therefore, substantial buffering and screening should be provided between these different land uses in order to minimize potential use conflicts.

b. Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: .2-.5 DU/Acre

c. Current Zoning Designation (<https://www.fairfaxcounty.gov/geoapps/jade>).

R-1



d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

Extension of adjoining sub-unit F2 for industrial uses only for area large enough to accommodate a septic field to serve I-6 use on 10125 Giles Run Road, TM #1132 03 D2 through a rezoning and boundary line adjustment.

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

Septic Field

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse			
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)			
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)			
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		<b>TOTAL:</b>			
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**					

**\*\* If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.**

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☐ Office   
 ☐ Retail & Other   
 ☐ Institutional   
 ☐ Private Recreation/ Open Space   
☒ Industrial   
☐ Residential, as part of Mixed-Use  
 (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: N/A    Total Gross Square Feet: 408,592



Categories	Percent of Total FAR	Square Feet
Office		
Retail & Other Uses		
Institutional		
Private Recreation/Open Space		
Industrial	100%	
Residential*		
<b>TOTAL</b>	<b>100%</b>	
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage.</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ Addresses an emerging community concern(s);
- ☒ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - Environmental protection,
  - Revitalization of designated areas,
  - Economic development,
  - Preserving open space,
  - Affordable housing, or
  - Balancing transportation infrastructure and public facilities with growth and development.
- ☒ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☒ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

Fairfax County Planning Commission Office  
<https://www.fairfaxcounty.gov/planningcommission/>  
 Government Center Building, Suite 552  
 12000 Government Center Parkway  
 Fairfax, Virginia 22035-5505



### PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
1132 01 0053	Colchester, LLC	10208 Old Colchester Road Lorton, VA 22079	1933 Franklin Avenue, McLean, VA 22101	9.38 (Approx)**	<i>Charles Kaulenz, Manager</i>

**\*\*Only 1.21 acres or 52,795 square feet of the parcel would be amended.**



January 3, 2020

**By Hand Delivery and email to: [lauren.colonna@fairfaxcounty.gov](mailto:lauren.colonna@fairfaxcounty.gov)**

Laura Colonna, Planner  
Fairfax County Planning Commission Office  
Government Center Building, Suite 552  
12000 Government Center Parkway  
Fairfax Virginia 22035-5505

Re: Resubmission of Site Specific Plan Amendment Process Nomination for 1.2 Acre  
Portion of TM # 1132-01-0053 for Septic Field to Serve Adjoining Property (TM #1132-03-D2)

Dear Ms. Colonna:

In response to Mr. Jacob Caporaletti's December 20, 2019 email to me requesting corrections/clarifications to the referenced SSPA Nomination, please find enclosed a corrected application that has been resigned by Colchester, LLC. As requested by Mr. Caporaletti, item #2 has been corrected to set forth the size of the entire parcel with continuing clarification in the that only 1.21 acres of that parcel is being considered. We have made this same clarification in the Property Information Table. We have also corrected that Comprehensive Plan recommendation from 1-2 du/acre to .2 to .5 du/acre as set forth in the quoted text. Finally, we corrected the parcel size in the Justification statement from 9.3553 acres to 9.3853 acres.

I am submitting the corrected application form and justification directly to you in your capacity as the planner assigned to this nomination. I hope you will not hesitate to contact me if you need additional information to accept this application as complete.

I look forward to working with you on this matter.

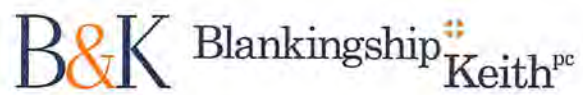
Sincerely,



Gifford R. Hampshire

Enclosures: as stated





Fairfax County Planning Commission

January 3, 2020

Page 2

Cc: Colchester, LLC  
Bob White, Landmark Commercial Real Estate  
Aaron Vinson, P.E., Walter Phillips, Inc.



2019-20 SITE SPECIFIC PLAN AMENDMENT PROCESS NOMINATION JUSTIFICATION  
STATEMENT FOR 1.2-ACRE PORTION OF TM # 1132-01-0053

This nomination concerns only a 1.2-acre portion of Tax Map # 1132-01-0053 with an address of 10208 Old Colchester Road, Lorton VA. 22079 located in the Mount Vernon District and consisting of 9.3853 acres (the "Property"). The purpose of the requested Plan amendment would be to facilitate a rezoning necessary to resolve pending septic and zoning violations on an adjoining 3.4-acre parcel zoned I-6, identified as Tax Map # 1132-03-D2 with an address of 10125 Giles Run Road, Lorton VA 22079 (the "Adjoining Property"). The Adjoining Property is owned by a corporation controlled by the same individuals who control the corporate owner of the Property.

The boundary between Property and the Adjoining Property is also the boundary between Sub-unit F2 and Sub-unit H4 within the LP2 Lorton-South Route 1 Community Planning Sector of the Lower Potomac Planning District of Comprehensive Plan Area IV. This nomination requests a very slight relocation of the boundary between Sub-unit F2 and Sub-unit H4 solely to accommodate a septic field necessary to resolve septic and zoning violations on the Adjoining Property. The requested amendment would facilitate a rezoning of this small area from R-1 to I-6 to allow the use of the septic field to serve the Adjoining property through a boundary line adjustment. Planning and Zoning Staff have informed the owners of the Property and the Adjoining Property both that: (1) the septic field cannot serve the Adjoining Property without such rezoning and boundary line adjustment and (2) Staff would likely not be able to support a rezoning under the current Comprehensive Plan guidance that calls for the Property to be used for low density residential. The owners make this nomination to secure Plan consistency with the contemplated rezoning and boundary line adjustment.

The Adjoining Property is located on southern boundary of Sub-unit F2 that is planned for industrial uses. With a zoning classification of "I-6," the Adjoining Property is zoned consistent with Plan guidance for Sub-unit F2. The Adjoining Property, however, will not support a septic field and is located miles from the nearest public sewer to the north.

The Adjoining Property has operated consistent with its zoning and planning as a yard for an excavating company for nearly 30 years. The County has over the years issued but not pursued zoning violations for operation without a site plan. Recently, the County has reissued a zoning violation for operation without a site plan and the Health Department has issued a violation for operation without a septic disposal system. The owner of the Adjoining Property cannot finalize a site plan without depicting a valid septic disposal system and its expert soil scientist and expert septic designer have not been able to locate suitable soils on site. Thus, the only option for resolving the site plan and septic violations is to use a small area of the Property for a septic field through a boundary line adjustment and concomitant rezoning of that small area from R-1 to I-6.

The Adjoining Property is part of an area zoned I-6 with poor soils and lack of public sewer. There should, therefore, be an emerging community concern whether these properties can be used consistent with their industrial zoning and planning designations. Use of approximately



1/9<sup>th</sup> of the Property for a septic field, moreover, would not sacrifice the Concept for Future Development (CFFD) for this small area Low Density Residential because it will remain undeveloped above ground. It will, for that reason, honor the CFFD goal of preserving open space uses. The use would be so limited in proffers in the contemplated rezoning. In preserving open space, the nomination also advances that major policy objective as well as the major policy objective of protecting the environment through a septic field that will comply with current Health Department standards. The nomination responds to actions by others, namely the Health Department in issuing the pending septic violation and County Zoning enforcement in issuing the pending zoning violation for lack of a site plan. Finally, nomination reflects Comprehensive Plan guidance for Land Unit F that “[f]urther expansion of industrial *uses* beyond the planned designation should not be allowed” (emphasis added). While the whole point to the nomination would be to adjust the boundaries of Sub-unit F2 slightly, even the slight relocation of Sub-unit F boundaries would not represent the expansion of the actual industrial use since the area in question would only be used for a septic field that would look and operate the same regardless of the uses it might serve. Indeed, the limitation of the expansion area for a septic field, with the concomitant prohibition on above-ground development, also reflects Comprehensive Plan guidance for the existing Sub-Unit H4 of providing a transition between the Route 1 Corridor and Mason Neck. Further, the limitation of this nomination to only the 1.2 acres needed for a septic field, preserves ample opportunity for buffering and screening the industrial uses along the Route 1 Corridor and residential uses planned to the south toward Mason Neck.

The nomination would, thus, allow for resolution of zoning and septic violations to allow use of the Adjoining Property according to its industrial zoning and planning while also complying with the guidelines for the South County Site Specific Plan Amendment Nomination Process. A property map showing the approximate location of this small portion of the Property proposed for amendment is attached, as is a draft plat showing the proposed area for the septic field based on preliminary soil study and engineering.













**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

**TYPE OR PRINT RESPONSES IN BLACK INK**

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.



**THIS BOX FOR STAFF USE ONLY**

Date Received: 12-2-19

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**

Name: David Gill, Wire Gill LLP Daytime Phone: 703-677-3131

Address: 1750 Tysons Blvd. Suite 1500, Tysons, Virginia 22102

Nominator E-mail Address: dgill@wiregill.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

[Signature]

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

N/A

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Lee ☐ Mason ☐ Braddock ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 4.00

Total aggregate size of all nominated parcels (in acres and square feet): 16.0 acres 698,227 sq. ft.



Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation.

MV-4 Wellington. No specific plan text.

b. Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: Commercial/Retail

c. Current Zoning Designation (<https://www.fairfaxcounty.gov/geoapps/jade>).

C-6 (three parcels) and R-3 (one parcel)



d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

Mixed Use development including ground floor grocery store and retail uses with primarily residential uses above community serving retail with appropriate transitional uses for a total development density of 1.2 to 1.5 FAR. Please see attached detailed description.

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

The proposed mixed use development would maintain the community retail/commercial center nature of the Belle View Shopping Center with a grocery store and a significant amount of retail uses serving the existing neighborhood. In addition, multifamily uses are proposed in 2-3 stories above the ground floor grocery store and retail uses. Lastly, single-family attached would provide a transition. See SOJ

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)	S	Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse	30-50	2200	
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)			
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)	850-925	1000	
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		<b>TOTAL:</b>	880-975		
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**					

**\*\* If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30-40 du/ac.**

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☐ Office
 ☐ Retail & Other
 ☐ Institutional
 ☐ Private Recreation/Open Space
 ☐ Industrial
 ☒ Residential, as part of Mixed-Use (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: 1.2 - 1.5 FAR Total Gross Square Feet: 837872 - 1047340



Categories	Percent of Total FAR	Square Feet
Office	up to 2%	up to 20,000
Retail & Other Uses	10 to 15%	100,000-125,000
Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	up to 85%	800,000-925,000
<b>TOTAL</b>	<b>100%</b>	
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☐ Addresses an emerging community concern(s);
- ☐ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - o Environmental protection,
  - o Revitalization of designated areas,
  - o Economic development,
  - o Preserving open space,
  - o Affordable housing, or
  - o Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☐ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

**Fairfax County Planning Commission Office**  
<https://www.fairfaxcounty.gov/planningcommission/>  
**Government Center Building, Suite 330**  
**12000 Government Center Parkway**  
**Fairfax, Virginia 22035-5505**



### PROPERTY INFORMATION TABLE

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**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

<b>Tax Map Number</b>	<b>Name of Property Owner</b>	<b>Street Address of Parcel</b>	<b>Mailing Address of Owner</b>	<b>Parcel size in acres</b>	<b>Signature of owner or Certified Receipt Number</b>
93-2 ((1)) 0001	BELLEVIEW SC CO LLC	1508A Belle View Boulevard Alexandria, Virginia 22307	708 THIRD AV. FLR 28TH NEW YORK, NEW YORK 10017	7.759 AC	7016 3010 0000 2464 9849
93-2 ((1)) 0002	BELLEVIEW SC CO LLC	1500 Belle View Boulevard Alexandria, Virginia 22307	708 THIRD AV. FLR 28TH NEW YORK, NEW YORK 10017	6.5656 AC	7016 3010 0000 2464 9849
93-2 ((1)) 0004	BELLEVIEW SC CO LLC	1640 Belle View Boulevard Alexandria, Virginia 22307	708 THIRD AV. FLR 28TH NEW YORK, NEW YORK 10017	0.3783 AC	7016 3010 0000 2464 9849
93-1 ((1)) 0072	BELLEVIEW SC CO LLC	No Address	708 THIRD AV. FLR 28TH NEW YORK, NEW YORK 10017	1.3258 AC	7016 3010 0000 2464 9849



## NOMINATION CHECKLIST

- ☒ 1. Completed the official nomination form;
- ☒ 2. Copy of each the notification letter and map sent by certified mail to the property owner(s), if different than the nominator/agent (Item 3);
- ☒ 3. Original and/or copies of each of the postmarked certified mail receipt(s), if different from the nominator/agent (as proof of satisfying notice requirement) (Item 3, Property Information Table);
- ☒ 4. 8 ½ x 11 Property Map (tax maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) with nomination area outlined in black ink (Item 5);
- ☒ 5. Additional page (not more than two) of justification for proposed Plan change (Item 6).
- ☐ 6. Neighborhood petition, only if neighborhood proposes a neighborhood consolidation.



7016 3010 0000 2464 9849

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

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Total Postage and Fees \$4.05

\$

Sent To BELLEVIEW SC CO LLC

Street and Apt. No. 708 THIRD AV. FLR 28TH

City, State, ZIP+4 NEW YORK, NEW YORK 10017

PS Form 3800, 11-27-2019







David R. Gill  
dgill@wiregill.com  
703-677-3131

November 26, 2019

**Via Certified Mail # 7016 3010 0000 2464 9849**

BELLEVIEW SC CO LLC  
708 THIRD AV. FLR 28TH  
NEW YORK, NEW YORK 10017

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia, as the owner(s) of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, under the 2019 - 2020 South County Site-Specific Plan Amendment Process, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation.

**Property Address: 1508A Belle View Boulevard, Alexandria, Virginia 22307**  
**Tax Map Number: 93-2 ((1)) 0001**  
**Supervisor District: Mount Vernon District**

**Property Address: 1500 Belle View Boulevard, Alexandria, Virginia 22307**  
**Tax Map Number: 93-2 ((1)) 0002**  
**Supervisor District: Mount Vernon District**

**Property Address: 1640 Belle View Boulevard, Alexandria, Virginia 22307**  
**Tax Map Number: 93-2 ((1)) 0004**  
**Supervisor District: Mount Vernon District**

**Property Address: No address assigned**  
**Tax Map Number: 93-1 ((1)) 0072**  
**Supervisor District: Mount Vernon District**

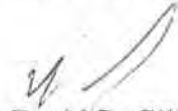
The current Comprehensive Plan recommendation for your property is for commercial/retail uses (MV-4 Wellington. No specific plan text.).

I am proposing that the Plan be amended to permit mixed use development, including ground floor grocery store and retail uses with primarily residential uses above community-serving retail with appropriate transitional uses for a total development density of 1.2 to 1.5 FAR.



Any comments or questions you have about this specific nomination should be directed to me by telephone at 703-677-3131 or by mail at Wire Gill LLP, 1750 Tysons Boulevard, Suite 1500, Tysons, Virginia 22102. If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at [www.fairfaxcounty.gov/planning-development/plan-amendments/sspa](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa).

Sincerely,

A handwritten signature in black ink, appearing to read 'David R. Gill', with a stylized flourish extending from the end.

David R. Gill

Attachment: Maps





Scale bar showing distances in feet and meters.

GENERAL NOTES



SPONSORED BY THE

82-1	83-1	84-1
97-2	97-1	91-2
97-1	91-3	91-1

SECTION

CADASTRAL MAP

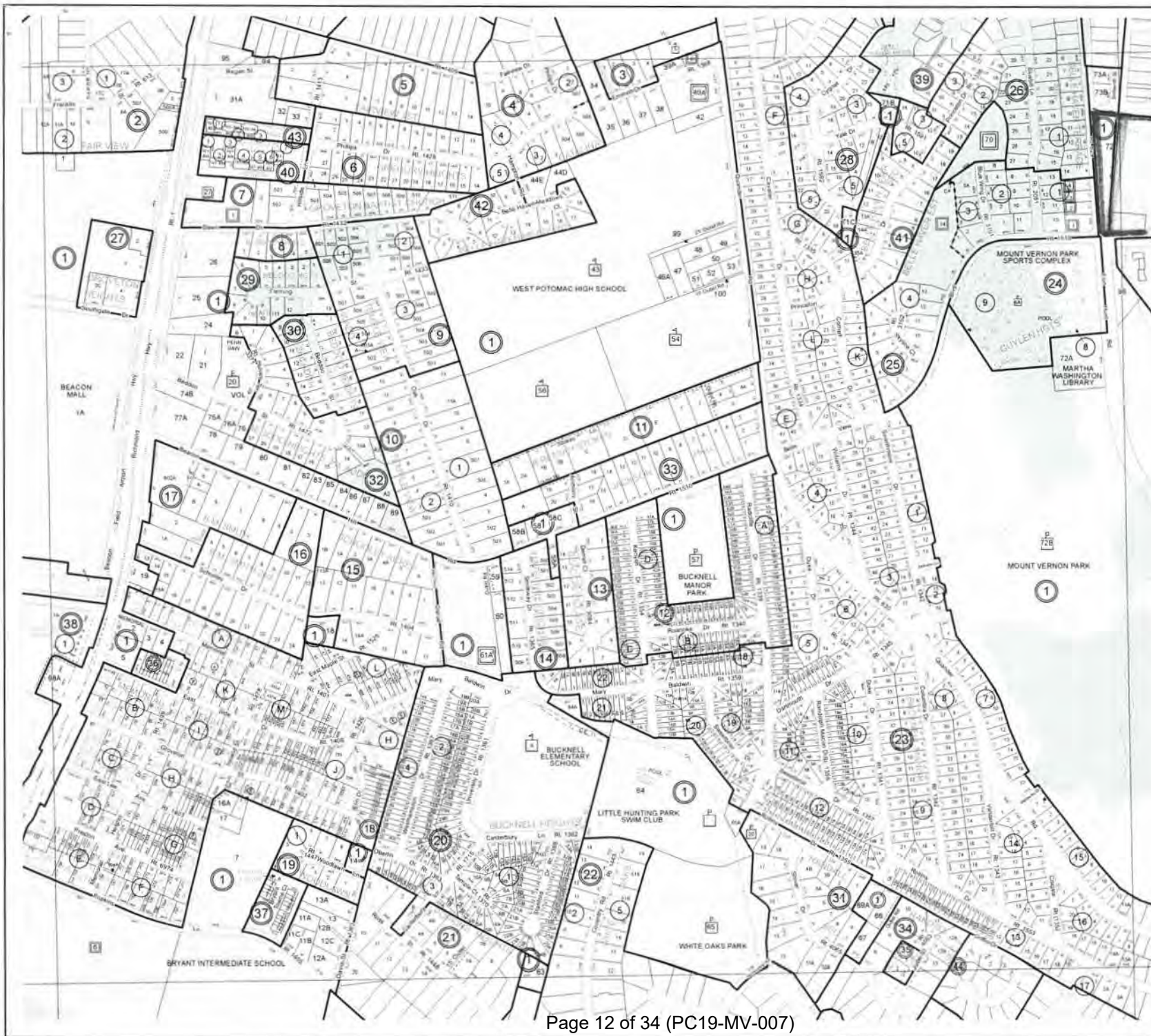
93-1

Revised to 199-077-2019









Map Scale: 1" = 100' (1:12,500)  
 1" = 100' (1:12,500)  
 1" = 100' (1:12,500)  
 1" = 100' (1:12,500)

#### GENERAL NOTES

1. This map is a reproduction of the original map as filed for record in the Office of the County Clerk of Fairfax County, Virginia, on 09/09/2019.

2. The map is subject to the provisions of the Fairfax County Zoning Ordinance, which may be amended from time to time.

3. The map is subject to the provisions of the Fairfax County Subdivision Map Act, which may be amended from time to time.

4. The map is subject to the provisions of the Fairfax County Land Use Ordinance, which may be amended from time to time.

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6. The map is subject to the provisions of the Fairfax County Comprehensive Land Use Ordinance, which may be amended from time to time.

7. The map is subject to the provisions of the Fairfax County Comprehensive Subdivision Map Act, which may be amended from time to time.

8. The map is subject to the provisions of the Fairfax County Comprehensive Zoning Ordinance, which may be amended from time to time.

9. The map is subject to the provisions of the Fairfax County Comprehensive Land Use Ordinance, which may be amended from time to time.

10. The map is subject to the provisions of the Fairfax County Comprehensive Subdivision Map Act, which may be amended from time to time.

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36. The map is subject to the provisions of the Fairfax County Comprehensive Land Use Ordinance, which may be amended from time to time.

37. The map is subject to the provisions of the Fairfax County Comprehensive Subdivision Map Act, which may be amended from time to time.

38. The map is subject to the provisions of the Fairfax County Comprehensive Zoning Ordinance, which may be amended from time to time.

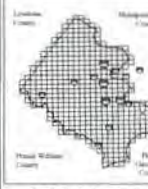
39. The map is subject to the provisions of the Fairfax County Comprehensive Land Use Ordinance, which may be amended from time to time.

40. The map is subject to the provisions of the Fairfax County Comprehensive Subdivision Map Act, which may be amended from time to time.

41. The map is subject to the provisions of the Fairfax County Comprehensive Zoning Ordinance, which may be amended from time to time.

42. The map is subject to the provisions of the Fairfax County Comprehensive Land Use Ordinance, which may be amended from time to time.

43. The map is subject to the provisions of the Fairfax County Comprehensive Subdivision Map Act, which may be amended from time to time.



#### ADMINISTRATIVE INDEX

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92-4	93-3	93-4

#### SHEET INDEX

#### CADASTRAL MAP

93-1

Revised to: 09/09/2019

DEPARTMENT OF INFORMATION TECHNOLOGY  
 21 and Maguire National Drive  
 Suite 2000, Fairfax, Virginia 22031  
 Phone: (703) 246-1000  
 Fax: (703) 246-1001  
 Email: info@fairfaxva.gov





Map Scale: 1" = 100' (1:12,500)  
 7.5 Minute Quad Topographic Data  
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#### GENERAL NOTES

1. This map is a reproduction of the original map as filed with the County Clerk of Fairfax County, Virginia. It is not a survey map and should not be used for legal purposes. It is intended for informational purposes only.

2. The map is a reproduction of the original map as filed with the County Clerk of Fairfax County, Virginia. It is not a survey map and should not be used for legal purposes. It is intended for informational purposes only.



#### ADMINISTRATIVE INDEX

83-3	83-4
93-1	93-2
93-3	93-4

#### SHEET INDEX

#### CADASTRAL MAP

93-2

Revised to 01 - 01 - 2019

Prepared by:  
 DEPARTMENT OF INFORMATION TECHNOLOGY  
 GIS and Mapping Services Branch  
 1100 Commonwealth Drive, Suite 101  
 Fairfax, Virginia 22031-4101  
 Phone: 703-271-7100  
 FAX: 703-271-7101  
 E-mail: gis@fairfaxva.gov



**Belle View Shopping Center  
Justification for Comprehensive Plan Change Nomination**

**Bellevue SC Co LLC  
Tax Map Numbers 93-2 ((1)) 1, 2, 4 and 93-1 ((1)) 72  
November 1, 2019**

The following statement of justification is filed on behalf of Bellevue SC Co LLC, the Owner of the property known as Belle View Shopping Center located at 1508A, 1500 and 1640 Belle View Boulevard and an unaddressed parcel (tax map no. 93-1 ((1)) 72) on Fort Hunt Road (the "Property").

The 16-acre Property is known the Belle View Shopping Center, a one-story shopping center of approximately 182,000 square feet with a large surface parking lot and several free-standing commercial structures. This family-owned shopping center was originally constructed in 1959 as a typical auto-oriented shopping center of that era. Ever since its inception, this center has served as a community-oriented shopping center providing services to the local neighborhood, anchored by a Safeway, and a variety of retail, restaurant and personal service establishments including a bank, pharmacy and gas station. In effect, this Shopping Center has been the community gathering place since its construction.

The Property is well-located in the Mount Vernon District, south of the City of Alexandria, west of the George Washington Memorial Parkway. It fronts Bellevue Blvd. to the south, Fort Hunt Road to the west, I street to the north and finally 13<sup>th</sup> Street to the east. Single family neighborhoods surround the Property to the north and east, while 2-3 story garden apartments, condominiums and small-scale retail lie to the east and south. Unfortunately, while still relatively successful, the Shopping Center is facing several challenges including, most recently, a minor fire in October that temporarily disrupted several of the smaller tenants.

More importantly, beyond the fire, the Shopping Center is facing a fundamental challenge in that the nature of retail has significantly evolved over the last decade in response to technological changes such as online retailing, ridesharing, co-working, etc. This critical change has caused a challenge to many suburban traditional shopping centers as they seek to transform themselves from auto-oriented, single-use shopping centers into vibrant mixed-use neighborhood centers with an atmosphere of experienced-based activities, dining, services, and even co-working services all within walking of residences and amenities. By putting forward this nomination request, the Owner of the Property seeks to transform its Property to such a vibrant mixed-use neighborhood for its foreseeable future. Simply put, the goal is to ensure the Shopping Center remains the "living room" for the community for decades to come.

The Comprehensive Plan guidance for the Property calls for it to remain a commercial/retail use on the Comprehensive Plan Map. There is no site-specific redevelopment guidance in the applicable Wellington Sub-Area section (MV 4) of the Mount Vernon District Comprehensive Plan text, as most the recent future planning focus in this area has been on the Route 1/Richmond Highway Corridor as part of "Embark" which simply did not take into account how community centers like this can contribute to the success of Embark as well as anchoring the community.

Further, given the Property's excellent proximity to the George Washington Memorial Parkway and Fort Hunt Road, it is well-located for additional residents who seek alternatives to



commuting by car, as both bus and bicycle options to the City of Alexandria or Washington, D.C. are numerous and convenient. The Property is already served by transit through the bus lines on both Belle View Blvd. and Fort Hunt Road. The large surface parking lot is an underutilization of the Property given its location. It has the future potential to develop as a mixed-use neighborhood while prolonging its retail and personal service uses focus and adding either office or residential uses (or both) atop for a complete live-work vibrant environment.

The Owner puts forward a range of density to accomplish a mixed-use option with ground floor retail and personal services uses with low-rise multifamily residential above, with townhomes and/or two over two units providing an appropriate transition to the existing community. In either case, the Owner proposes a 1.2-1.5 FAR and a building form of 3-5 stories, which is consistent with the surrounding garden apartments and condominiums. To that end, enclosed by find the preliminary concepts of how we envision this nomination being implemented on the Property.

Beyond responding to the challenge retail faces, this nomination advances several Fairfax County objectives as set forth in the adopted Policy Plan. First, the nomination is consistent with Land Use Objective 2 which states *"Fairfax County should seek to establish areas of community focus which contains a mixtures of compatible land uses providing for housing, commercial, institutional/public services, and recreation and leisure activities."* Policy a under Objective 2 continues: *"Create mixed-use Centers which enhance the sense of community and reduce the need to travel long distances for employment and/or services."* The Belle View Shopping Center is an area of community focus and the Owner seeks to provide a mix of uses in a vibrant center that would allow for residents to live-work-play in the same location without need to travel long distances.

Second, the nomination is in line with Land Use Objective 4 which states *"The County should encourage a diverse housing stock with a mixture of types to enhance opportunities for County residents to live in proximity to their workplace and/or in proximity to mass transit."* Lastly, Land Use Objective 7 states *"Fairfax County should reserve and/or conserve areas which provide primarily community-serving retail and service uses."* Policy c. under Objective 7 states *"Encourage redevelopment or repurposing projects in commercial areas that would preserve or increase desirable community services."* This nomination seeks a mixed-use development that will allow for more people to live closer to regional employment centers to the north and will also include the retention and repurposing of the retail and personal service use component of the Belle View Shopping Center on the ground floor.

It is important to consider this nomination at this time: the Belle View Shopping Center will be facing future challenges to its car-centric single-use life and the Owners of the Property look forward to a vision of a vibrant mixed use future that will further stabilize this established, well-located neighborhood in the Mount Vernon District. As stated above, the nomination is consistent with several of the County's Land Use Policy Plan Objectives, and the future development of the Property would be consistent with the surrounding building form. The future development is also envisioned to continue to serve the community through valuable neighborhood-serving retail and personal services uses; however, with an updated, vibrant and modern approach that allows for experiential retail as well as traditional retail uses on the ground floor with new housing or office uses above.



DESIGN COLLECTIVE, INC.

# BELLE VIEW SHOPPING CENTER

VISION BOOKLET

DCI PROJECT NUMBER 171-19  
OCTOBER 11, 2019



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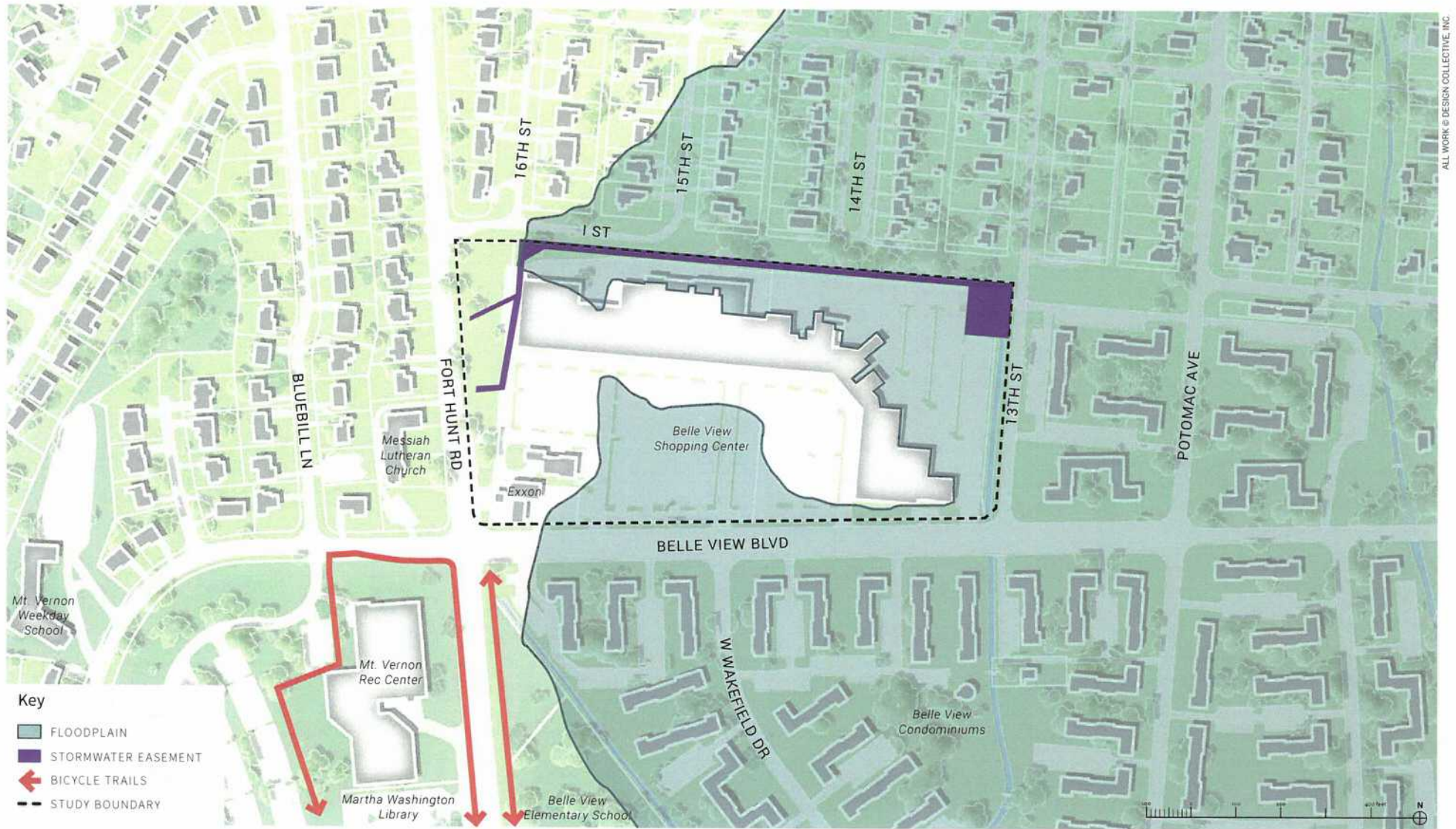


# EXISTING CONTEXT PLAN Vision Booklet

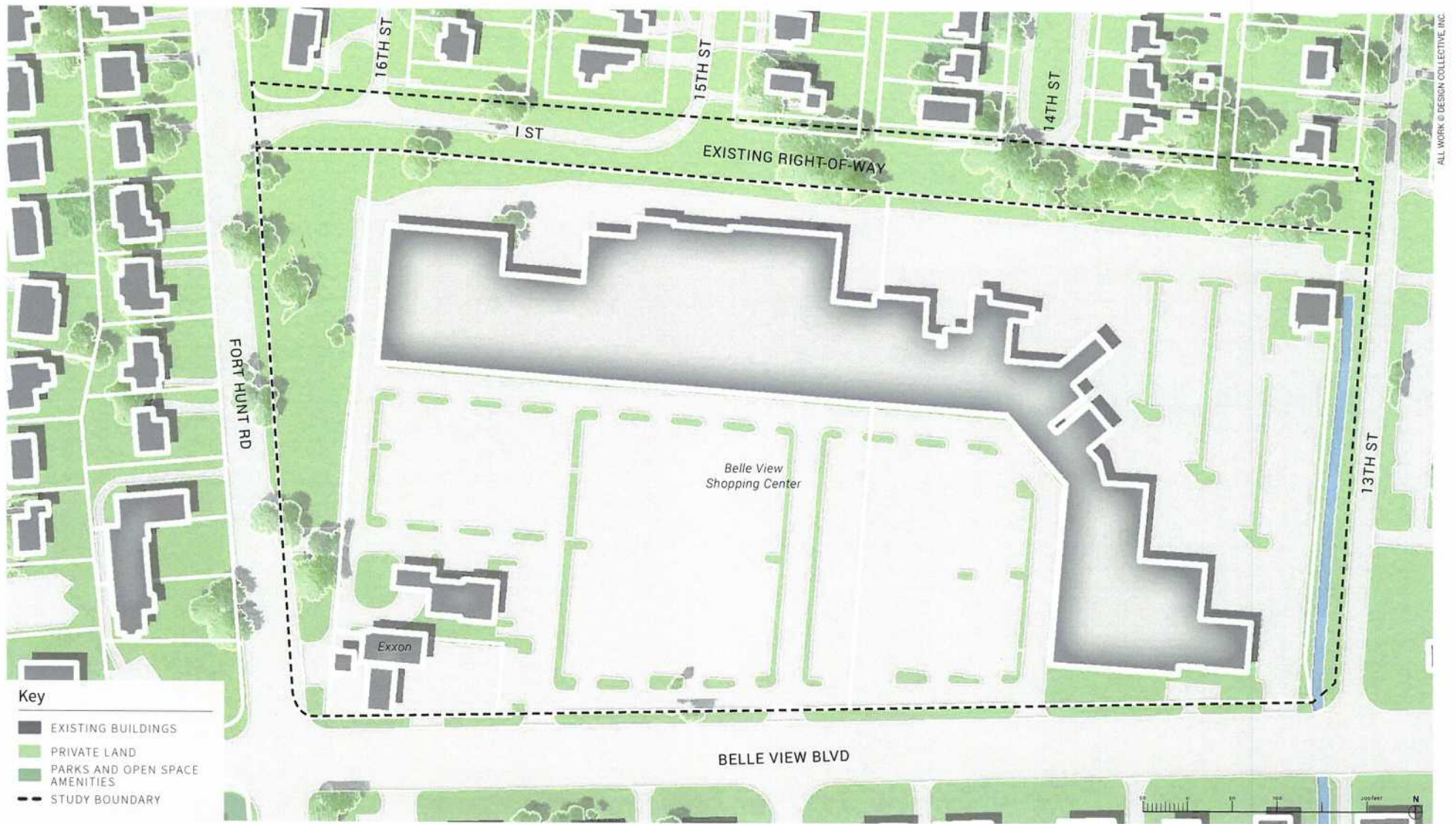
DCI PROJECT NUMBER 171-19  
OCTOBER 11, 2019

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OPTION 1: ILLUSTRATIVE PLAN  
Vision Booklet

DCI PROJECT NUMBER 171-19  
OCTOBER 11, 2019

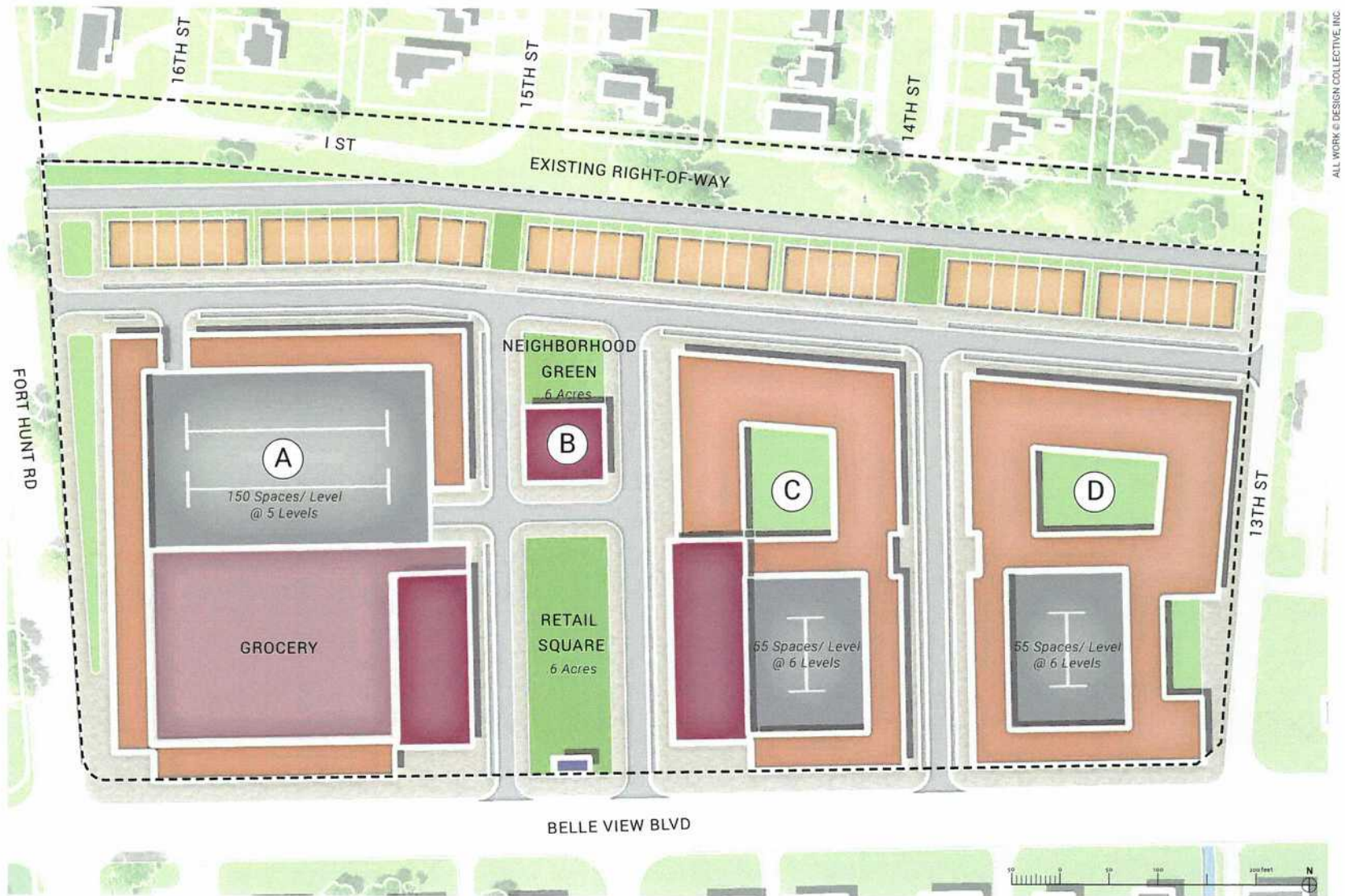
**Design**  
Collective



<b>BLOCK A</b>	
Residential Multi-Family	340 Units
Retail	20,000 SF
Grocery	50,000 SF
Parking Provided*	750 Spaces
<b>BLOCK B</b>	
Retail	10,000 SF
<b>BLOCK C</b>	
Residential Multi-Family	275 Units
Retail	20,000 SF
Parking Provided*	330 Spaces
<b>BLOCK D</b>	
Residential Multi-Family	310 Units
Parking Provided*	330 Spaces
<b>MULTI-FAMILY TOWNHOUSES</b>	
Retail	525 Units
	42 Units
	100,000 SF
<b>TOTAL PARKING</b>	1,410 Spaces
<b>TOTAL FLOOR AREA (sf)</b>	1,187,812 SF
<b>FLOOR AREA RATIO</b>	1.7

#### Key

- RETAIL
- GROCERY
- MULTI-FAMILY
- TOWNHOUSES
- PARKING GARAGE
- COURTYARD
- PARKS/ OPEN SPACE
- STUDY BOUNDARY



OPTION 1: GROUND FLOOR DIAGRAM  
Vision Booklet

DCI PROJECT NUMBER 171-19  
OCTOBER 11, 2019

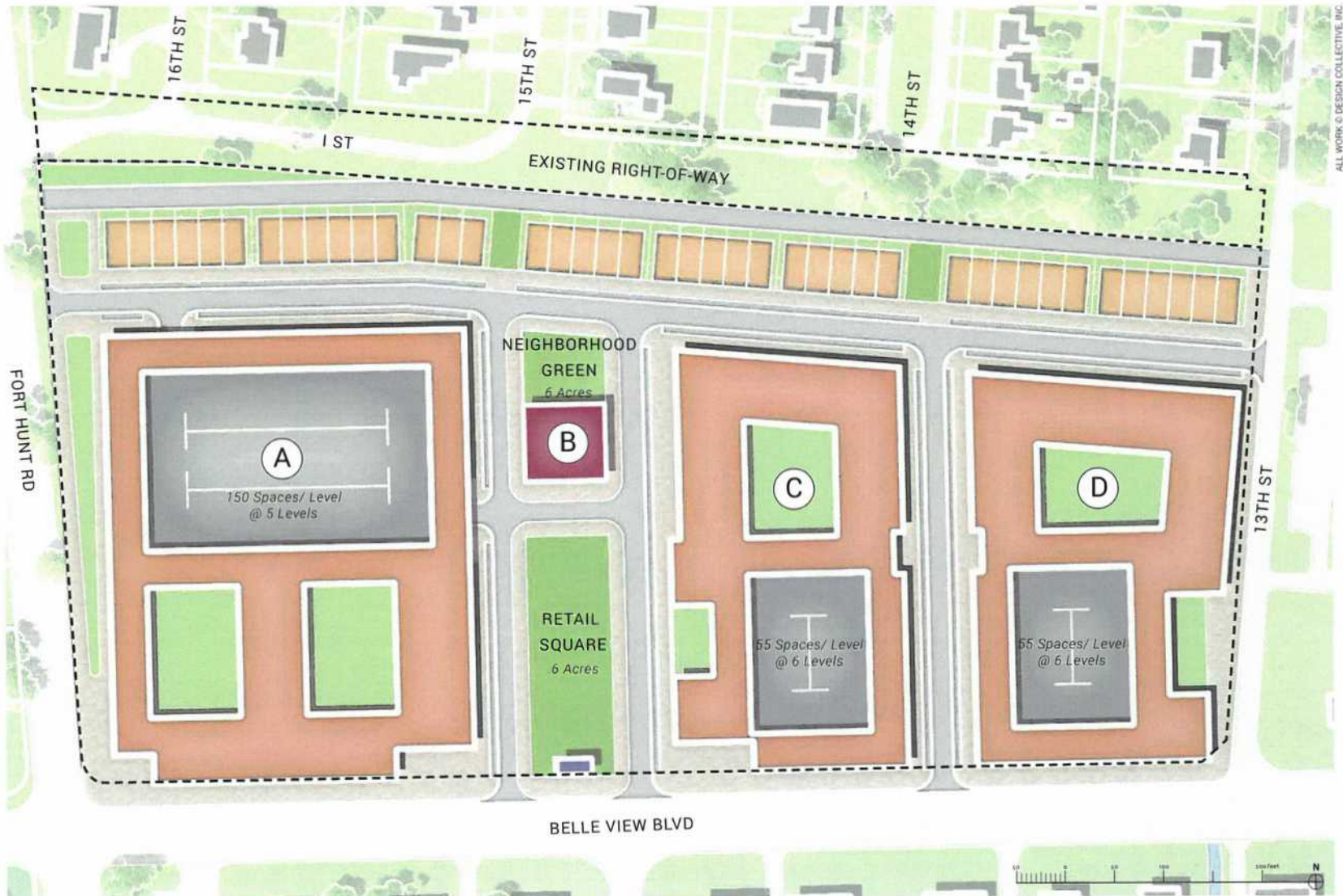
**Design  
Collective**



<b>BLOCK A</b>	
Residential Multi-Family	340 Units
Retail	20,000 SF
Grocery	50,000 SF
Parking Provided*	750 Spaces
<b>BLOCK B</b>	
Retail	10,000 SF
<b>BLOCK C</b>	
Residential Multi-Family	275 Units
Retail	20,000 SF
Parking Provided*	330 Spaces
<b>BLOCK D</b>	
Residential Multi-Family	310 Units
Parking Provided*	330 Spaces
<b>MULTI-FAMILY TOWNHOUSES</b>	
Retail	925 Units
	42 Units
	100,000 SF
<b>TOTAL PARKING</b>	1,410 Spaces
<b>TOTAL FLOOR AREA (sf)</b>	1,187,812 SF
<b>FLOOR AREA RATIO</b>	1.7

#### Key

- RETAIL
- GROCERY
- MULTI-FAMILY
- TOWNHOUSES
- PARKING GARAGE
- COURTYARD
- PARKS/ OPEN SPACE
- STUDY BOUNDARY



OPTION 1: TYPICAL UPPER FLOOR DIAGRAM  
Vision Booklet

DCI PROJECT NUMBER 171-19  
OCTOBER 11, 2019

**Design Collective**





PRECEDENTS - RETAIL SQUARE  
Vision Booklet

DCI PROJECT NUMBER 171-19  
OCTOBER 11, 2019

**Design**  
Collective





PRECEDENTS-RESIDENTIAL OPEN SPACE  
Vision Booklet

DCI PROJECT NUMBER 171-19  
OCTOBER 11, 2019

**Design**  
Collective





OPTION 2: ILLUSTRATIVE PLAN  
Vision Booklet

DCI PROJECT NUMBER 171-19  
OCTOBER 11, 2019

**Design  
Collective**



**BLOCK A**  
Residential Multi-Family 170 Units  
Retail 42,000 SF  
Grocery 50,000 SF  
Parking Provided\* 625 Spaces

**BLOCK B**  
Residential Multi-Family 280 Units  
Retail 33,000 SF  
Parking Provided\* 500 Spaces

**BLOCK C**  
Residential Multi-Family 310 Units  
Parking Provided\* 375 Spaces

**MULTI-FAMILY TOWNHOUSES**  
860 Units  
37 Units  
125,000 SF

**TOTAL PARKING** 1,500 Spaces  
**TOTAL FLOOR AREA (sf)** 1,131,250 SF  
**FLOOR AREA RATIO** 1.65

#### Key

- RETAIL
- GROCERY
- MULTI-FAMILY
- TOWNHOUSES
- PARKING GARAGE
- COURTYARD
- PARKS/ OPEN SPACE
- STUDY BOUNDARY



OPTION 2: GROUND FLOOR DIAGRAM  
Vision Booklet

DCI PROJECT NUMBER 171-19  
OCTOBER 11, 2019

**Design Collective**



**BLOCK A**  
 Residential Multi-Family 270 Units  
 Retail 42,000 SF  
 Grocery 50,000 SF  
 Parking Provided\* 625 Spaces

**BLOCK B**  
 Residential Multi-Family 280 Units  
 Retail 33,000 SF  
 Parking Provided\* 500 Spaces

**BLOCK C**  
 Residential Multi-Family 310 Units  
 Parking Provided\* 375 Spaces

**MULTI-FAMILY TOWNHOUSES**  
 @60 Units  
 37 Units  
 125,000 SF

**TOTAL PARKING** 1,500 Spaces  
**TOTAL FLOOR AREA (sf)** 1,131,250 SF  
**FLOOR AREA RATIO** 1.65

#### Key

- RETAIL
- GROCERY
- MULTI-FAMILY
- TOWNHOUSES
- PARKING GARAGE
- COURTYARD
- PARKS/ OPEN SPACE
- STUDY BOUNDARY

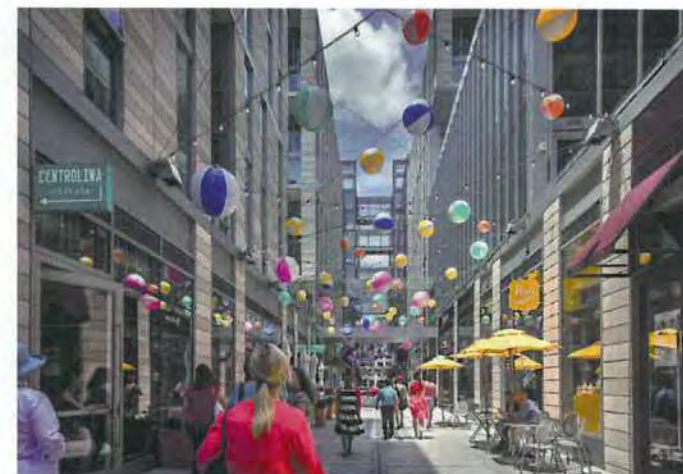


OPTION 2: TYPICAL UPPER FLOOR DIAGRAM  
 Vision Booklet

DCI PROJECT NUMBER 171-19  
 OCTOBER 11, 2019

**Design Collective**



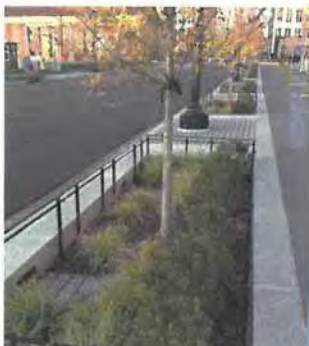


PRECEDENTS - PEDESTRIAN MEWS  
Vision Booklet

DCI PROJECT NUMBER 171-19  
OCTOBER 11, 2019

**Design  
Collective**





PRECEDENTS - INFRASTRUCTURE, STREETScape, AND STORMWATER MANAGEMENT  
Vision Booklet

DCI PROJECT NUMBER 171-19  
OCTOBER 11, 2019

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Collective**





OPTION 3: ILLUSTRATIVE PLAN  
Vision Booklet

DCI PROJECT NUMBER 171-19  
OCTOBER 11, 2019

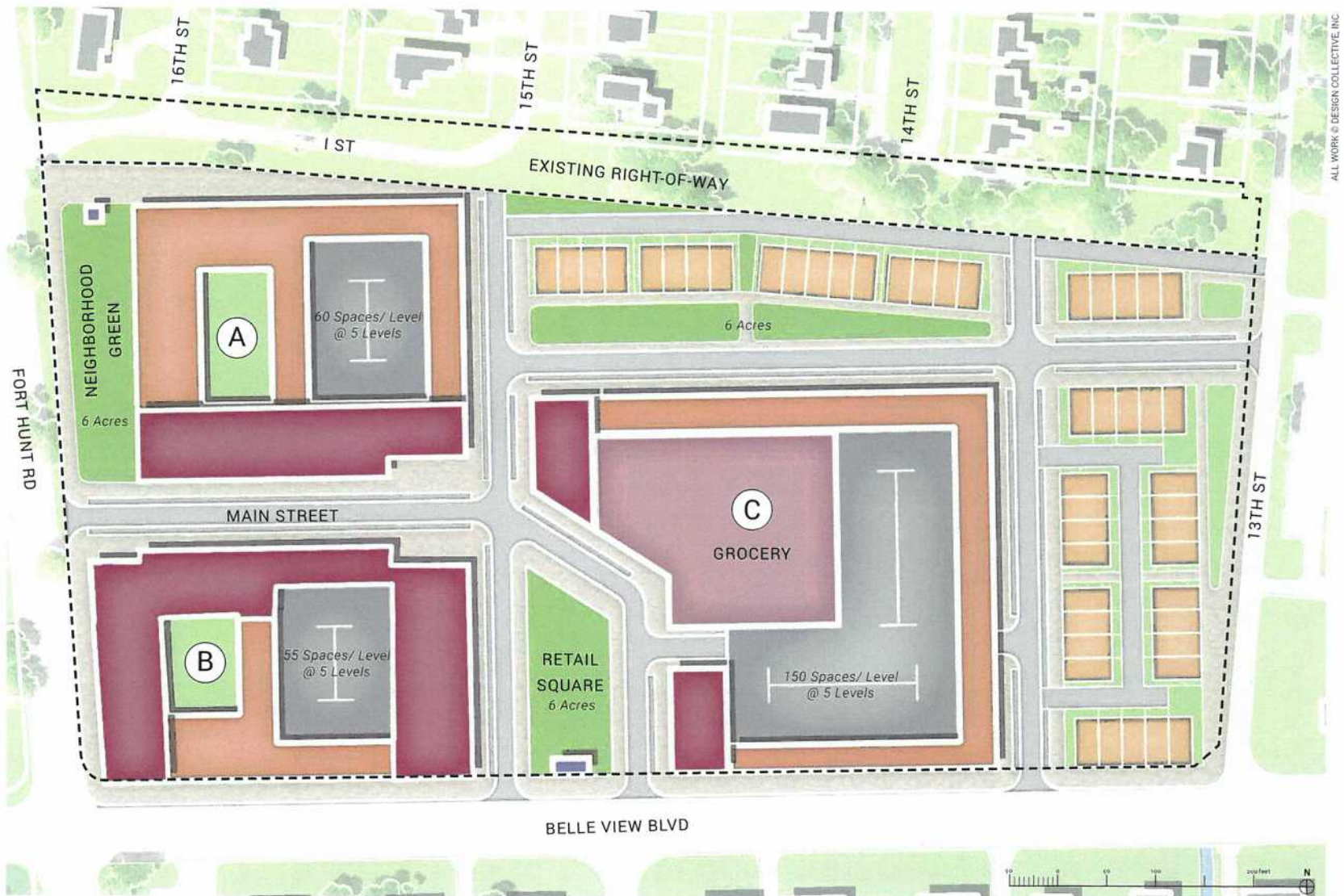
**Design**  
Collective



<b>BLOCK A</b>	
Residential Multi-Family	250 Units
Retail	30,000 SF
Parking Provided*	300 Spaces
<b>BLOCK B</b>	
Residential Multi-Family	200 Units
Retail	55,000 SF
Parking Provided*	275 Spaces
<b>BLOCK C</b>	
Residential Multi-Family	290 Units
Retail	15,000 SF
Grocery	50,000 SF
Parking Provided*	750 Spaces
<b>MULTI-FAMILY TOWNHOUSES</b>	
Retail	740 Units
	48 Units
	150,000 SF
<b>TOTAL PARKING</b>	1,325 Spaces
<b>TOTAL FLOOR AREA (sf)</b>	1,056,250 SF
<b>FLOOR AREA RATIO</b>	1.55

#### Key

- RETAIL
- GROCERY
- MULTI-FAMILY
- TOWNHOUSES
- PARKING GARAGE
- COURTYARD
- PARKS/ OPEN SPACE
- STUDY BOUNDARY



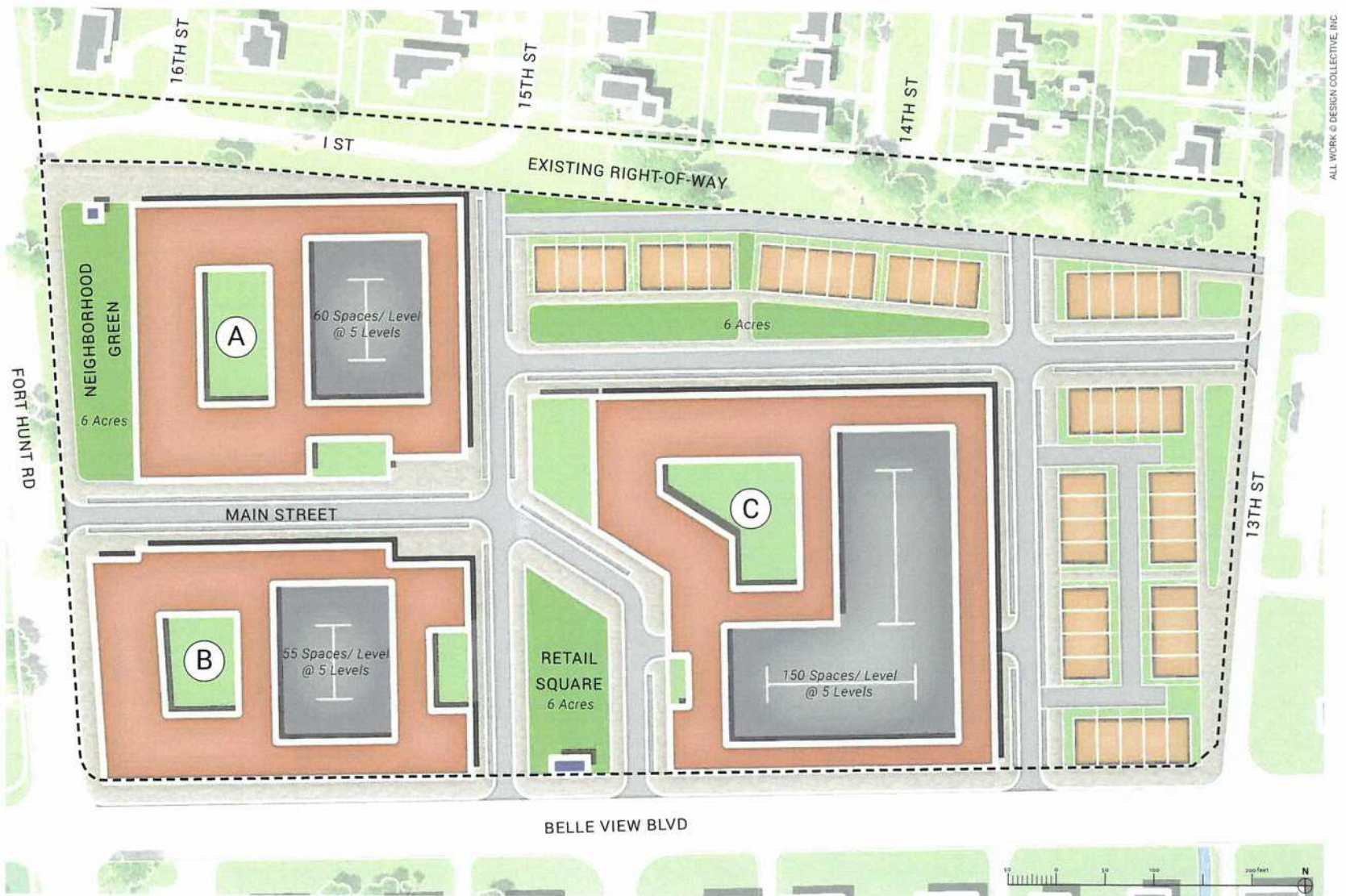
OPTION 3: GROUND FLOOR DIAGRAM  
Vision Booklet

DCI PROJECT NUMBER 171-19  
OCTOBER 11, 2019

**Design  
Collective**



<b>BLOCK A</b>	
Residential Multi-Family	250 Units
Retail	30,000 SF
Parking Provided*	300 Spaces
<b>BLOCK B</b>	
Residential Multi-Family	200 Units
Retail	55,000 SF
Parking Provided*	275 Spaces
<b>BLOCK C</b>	
Residential Multi-Family	290 Units
Retail	15,000 SF
Grocery	50,000 SF
Parking Provided*	750 Spaces
<b>MULTI-FAMILY TOWNHOUSES RETAIL</b>	
	740 Units
	48 Units
	150,000 SF
<b>TOTAL PARKING</b>	1,325 Spaces
<b>TOTAL FLOOR AREA (sf)</b>	1,056,250 SF
<b>FLOOR AREA RATIO</b>	1.55

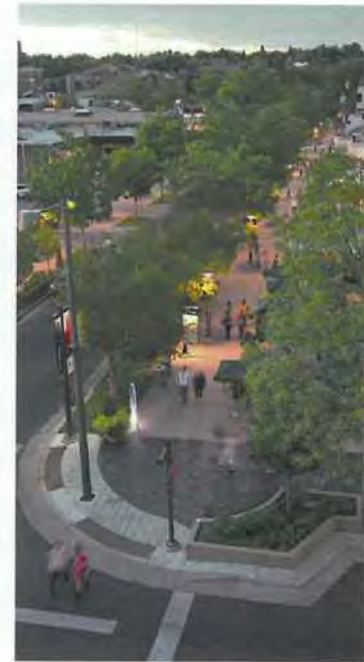


OPTION 3: TYPICAL UPPER FLOOR DIAGRAM  
Vision Booklet

DCI PROJECT NUMBER 171-19  
OCTOBER 11, 2019

**Design  
Collective**





PRECEDENTS - RETAIL STREETSCAPE EXPERIENCE  
Vision Booklet

DCI PROJECT NUMBER 171-19  
OCTOBER 11, 2019

**Design**  
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# PRECEDENTS - AMENITIES + ACTIVITIES

Vision Booklet

DCI PROJECT NUMBER 171-19  
OCTOBER 11, 2019

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**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

TYPE OR PRINT RESPONSES IN BLACK INK

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_


**1. NOMINATOR/AGENT INFORMATION**

Name: Sheri Akin, AICP, Senior Land Use Planner Daytime Phone: 703-712-5483

Address: McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, Tysons, VA 22031

Nominator E-mail Address: sakin@mcguirewoods.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Lee ☐ Mason ☐ Braddock ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 1.00

Total aggregate size of all nominated parcels (in acres and square feet): 5.5746\* acres 242,829\* sq. ft.

\*Parcel to be subdivided, and 4.2 acres (182,952 sf) is being considered for this nomination



d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

Residential, 5-8 dwelling units per acre.

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

A residential development at 5 to 8 du/ac would consist of single family attached units.

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse	up to 33		
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)			
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)			
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		<b>TOTAL:</b>	33		
4 - 5 du/ac					
5 - 8 du/ac	up to 33				
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**					

**\*\* If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.**

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☐ Office   
 ☐ Retail & Other   
 ☐ Institutional   
 ☐ Private Recreation/ Open Space   
 ☐ Industrial   
 ☐ Residential, as part of Mixed-Use (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: \_\_\_\_\_ Total Gross Square Feet: \_\_\_\_\_



## PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
93-1((1))7	Verizon Virginia, Inc.	2806 Popkins Lane Alexandria, VA	c/o Bob Garinger P.O. Box 152206 Irving, TX 75015	5.5746	7018 0360 0001 4120 0076



## **STATEMENT OF JUSTIFICATION**

**2806 Popkins Lane  
Tax Map Number 93-1-((1))-7**

**January 10, 2020**

### **LOCATION**

The following is a proposal to amend the current Comprehensive Plan land unit recommendation for the subject property to a land use that would better achieve Plan objectives. The subject property is located off of Popkins Lane, approximately 1,000 feet west of Richmond Highway, just outside of the Beacon/Groveton CBC's southeastern boundary. The parcel is referenced as Tax Map Parcel 93-1-((1))-7 (the "Property") and is approximately 5.57 acres.

The Site is zoned R-3 Residential District, 3 dwelling units/acre. It is located in the MV5-Groveton Community Planning Sector, and there are no site specific recommendations for the property. The Plan Map recommends residential at 2-3 dwelling units per acre. The Plan language also states generally that this sector contains stable residential neighborhoods, and infill development should be of a compatible use, type, and intensity in accordance with the Land Use objectives listed in the Policy Plan.

### **SITE CHARACTERISTICS**

Verizon originally purchased the 5.57 acre parcel in the early 1950's. Since that time, less than two acres has been needed for the telecommunications use. As such, Verizon would like to subdivide and sell approximately 4.2 acres of surplus property at the rear of the site. In 2015, it obtained special exception approval as part of SE 2014-MV-017 to permit a reduction of land area for its telecommunications use and to allow for a change of use for the surplus portion of the property.

The Verizon switching station will remain on the 1.3 acre portion of the property fronting along Popkins Lane. The surplus property at the back of the site is vacant. The Property is surrounded by R-3 and R-8 residential development to the east, west and north, and the Bryant Intermediate School and the St. Louis Catholic Church and School are located across Popkins Lane to the south.

### **Nature of Request**

The Nominator requests that the Comprehensive Plan language be amended to permit a residential density of 5 to 8 dwelling units per acre.



### **Basis for Request**

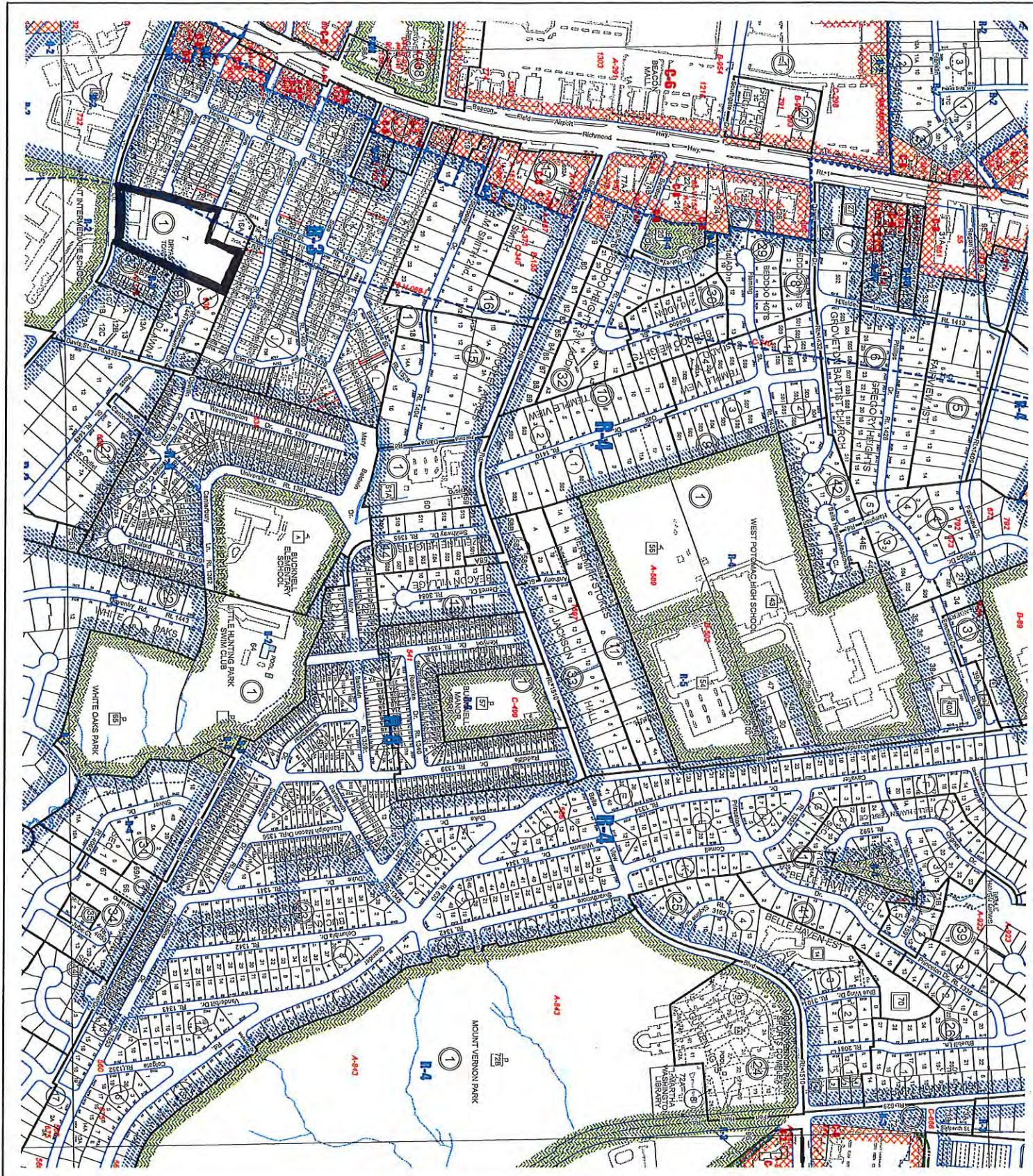
As stated above, there are a variety of residential densities and institutional uses in the immediate area. A change in Plan language to allow 5 to 8 dwelling units per acre matches what exists immediately to the east of this property. Also, the current Comprehensive Plan language states that infill development should be of a compatible use, type, and intensity, and based upon current surrounding uses, the proposed Plan language is in keeping with what exists today.

Further, the Property is located in close proximity to the Beacon/Groveton CBC which, as stated in the Embark Richmond Highway Plan language, is envisioned as the "Town Center" and focal point for the Richmond Highway Corridor. The Beacon/Groveton CBC is further viewed to be the most urban and densely developed of all the Richmond Corridor CBCs. As such, the proposed change in Plan language not only is in keeping with what exists in the surrounding area, but is also reflective of the County's vision for the overall Richmond Highway corridor.

The Nominator believes this part of Fairfax County would benefit from having a variety of housing types that will serve a greater number of residents. It will also serve to provide much needed housing stock and price appropriate housing for the area. As such, this proposal would better achieve overall Plan objectives in terms of infill development that is compatible with the surrounding area, while also addressing Fairfax County housing needs.

124387476\_2.DOCM





**GENERAL NOTES**

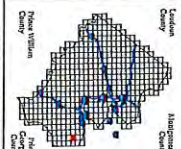
1. The zoning map is a representation of the zoning ordinance and is not a legal document. It is subject to change without notice.

2. The zoning map is based on the zoning ordinance as of the date of the map.

3. The zoning map is not a guarantee of any particular zoning classification.

4. The zoning map is not a guarantee of any particular zoning classification.

5. The zoning map is not a guarantee of any particular zoning classification.



**ADMINISTRATIVE INDEX**

82-4	83-3	83-4
92-2	93-2	
92-4	93-3	93-4

**PROPERTY MAP**

**ZONING**

**93-1**

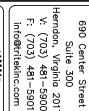
Revised to: 09 - 09 - 2019

Prepared by:  
 Department of Planning and Development  
 12000 Lee Highway, Suite 1117  
 Fairfax, VA 22031  
 E-mail: planning@fairfax.gov





FAIRFAX COUNTY, VIRGINIA



**466**





**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

**TYPE OR PRINT RESPONSES IN BLACK INK**

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**


Name: Lynne J. Strobel, Agent Daytime Phone: 703-528-4700

Address: c/o Walsh, Colucci, Lubeley & Walsh, P.C.

2200 Clarendon Boulevard, Suite 1300, Arlington, Virginia 22201

Nominator E-mail Address: lstrobel@thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Please see attached certified letters.

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

\_\_\_\_\_

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Lee ☐ Mason ☐ Braddock ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 3.00

Total aggregate size of all nominated parcels (in acres and square feet): +/- 6.04 acres +/- 263,102 sq. ft.



Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☒ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation.

The nominated property is located in Land Unit G of the MVI Huntington Community Planning Sector. Parcels 83-1 ((1)) 34D, 34E and 34F are planned for a mixture of residential, office, and restaurant/retail uses at 2.0 to 3.0 FAR, and a maximum height of 165 feet. The Plan states that the residential component should be limited to approximately one-half of the total development. See attached Comprehensive Plan text.

b. Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: Office

c. Current Zoning Designation (<https://www.fairfaxcounty.gov/geoapps/jade>).

PRM



d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

Retention of existing Plan text for Parcels 83-1 ((1)) 34D, 34E and 34F that recommends a mixture of residential, office and restaurant/retail uses at 2.0 to 3.0 FAR, and a maximum height of 165 feet with an option that removes the limitation on residential development. The additional residential uses may include age-restricted housing and/or assisted living units.

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?

A mix of uses in multiple buildings including office, hotel, residential and retail with an option for additional residential buildings. Building height would vary from 75 feet for the existing residential building up to 165 feet for the proposed office building. Parking would be primarily structured with some surface parking spaces. Residential unit sizes would be approximately 1,000 square feet.

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse			
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)			
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)	740	+/- 1000	740,000
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		<b>TOTAL:</b>	740	+/- 1,000	740,000
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**	*				

\*\* If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.

\*Up to 3.0 FAR consistent with PRM District regulations

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

☒ Office
 ☒ Retail & Other
 ☐ Institutional
 ☐ Private Recreation/ Open Space
 ☐ Industrial
 ☒ Residential, as part of Mixed-Use (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: up to 3.0 FAR Total Gross Square Feet: +/- 740,000 sq.ft.



Categories	Percent of Total FAR	Square Feet
Office		0 to 254,000 sq. ft.
Retail & Other Uses (Hotel)		0 to 116,000 sq. ft.
Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		370,000 to 740,000 sq. ft.
<b>TOTAL</b>	<b>100%</b>	<b>740,000 sq. ft.</b>
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage.</i>		

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ Addresses an emerging community concern(s);
- ☒ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☒ Advances major policy objectives:
  - Environmental protection,
  - Revitalization of designated areas,
  - Economic development,
  - Preserving open space,
  - Affordable housing, or
  - Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☐ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

**Fairfax County Planning Commission Office**  
<https://www.fairfaxcounty.gov/planningcommission/>  
**Government Center Building, Suite 552**  
**12000 Government Center Parkway**  
**Fairfax, Virginia 22035-5505**



### 3. Property Information

PROPERTY INFORMATION TABLE					
All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.					
<b>IMPORTANT NOTE:</b> Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.					
Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
83-1 ((1)) 34D	Passco Parker DST	2550 Huntington Avenue Alexandria, VA 22303	c/o Passco Companies LLC 2050 Main Street, Suite 650 Irvine, CA 92614	+/- 4.79 acres	7015 1520 0001 2864 1724
83-1 ((1)) 34E	CIA-2250 Huntington LLC	N/A	c/o Capital Investment Advisors 2560 Huntington Ave., Suite 200 Alexandria, VA 22303	+/- .58 acres	7015 1520 0001 2864 1731
83-1 ((1)) 34F	CIA-2250 Huntington LLC	N/A	c/o Capital Investment Advisors 2560 Huntington Ave., Suite 200 Alexandria, VA 22303	+/- .67 acres	7015 1520 0001 2864 1571



7015 1520 0001 2864 1731

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$ .55  
Total Postage and  
\$ 4.10

Sent To  
CIA-2550 Huntington LLC  
c/o Capital Investment Advisors  
2560 Huntington Avenue, Suite 200  
Alexandria, Virginia 22303

City, State, ZIP+4®  
Alexandria, Virginia 22303

PS Form 3800, A

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JAN -3 2020  
VA, 22216-99

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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$ .55  
Total Postage  
\$ 4.10

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Passco Parker DST  
c/o Passco Companies LLC  
2050 Main Street, Suite 650  
Irvine, CA 92614

City, State, ZIP+4®  
Irvine, CA 92614

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Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$ .55  
Total Postage and  
\$ 4.10

Sent To  
CIA-2550 Huntington LLC  
c/o Capital Investment Advisors  
2560 Huntington Avenue, Suite 200  
Alexandria, Virginia 22303

City, State, ZIP+4®  
Alexandria, Virginia 22303

PS Form 3800, A

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JAN -3 2020  
VA, 22216-99



Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



January 3, 2020

**Via Certified Mail**

Passco Parker DST  
c/o Passco Companies LLC  
2050 Main Street, Suite 650  
Irvine, California 92614

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: 2550 Huntington Avenue  
Tax Map Number: 83-1 ((1)) 34D  
Supervisor District: Mt. Vernon

The current Comprehensive Plan designation for Parcel 34D is shown on the Plan map as office use and the Plan text recommends a mixture of residential, office, and restaurant/retail uses at 2.0 to 3.0 FAR, and a maximum height of 165 feet. The Plan further recommends that the residential component be limited to approximately one-half of the total development. I am proposing to permit an option to remove the limitation on residential uses on Parcel 34D. The additional residential uses may include age-restricted housing and/or assisted living units.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

ATTORNEYS AT LAW

703 528 4700 ■ [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

Attachment

A0897241.DOCX / 1 Ltr to Passco Parker DST (83-1 ((1)) 34D) re: South County Site-Specific Plan Amendment Process - 1.3.20 007167  
000072







Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



**WALSH COLUCCI  
LUBELEY & WALSH PC**

January 3, 2020

**Via Certified Mail**

CIA-2550 Huntington LLC  
c/o Capital Investment Advisors  
2560 Huntington Avenue, Suite 200  
Alexandria, Virginia 22303

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: N/A  
Tax Map Number: 83-1 ((1)) 34E  
Supervisor District: Mt. Vernon

The current Comprehensive Plan designation for Parcel 34E is shown on the Plan map as office use and the Plan text recommends a mixture of residential, office, and restaurant/retail uses at 2.0 to 3.0 FAR, and a maximum height of 165 feet. The Plan further recommends that the residential component be limited to approximately one-half of the total development. I am proposing to permit an option to remove the limitation on residential uses on Parcel 34E. The additional residential uses may include age-restricted housing and/or assisted living units.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359



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Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



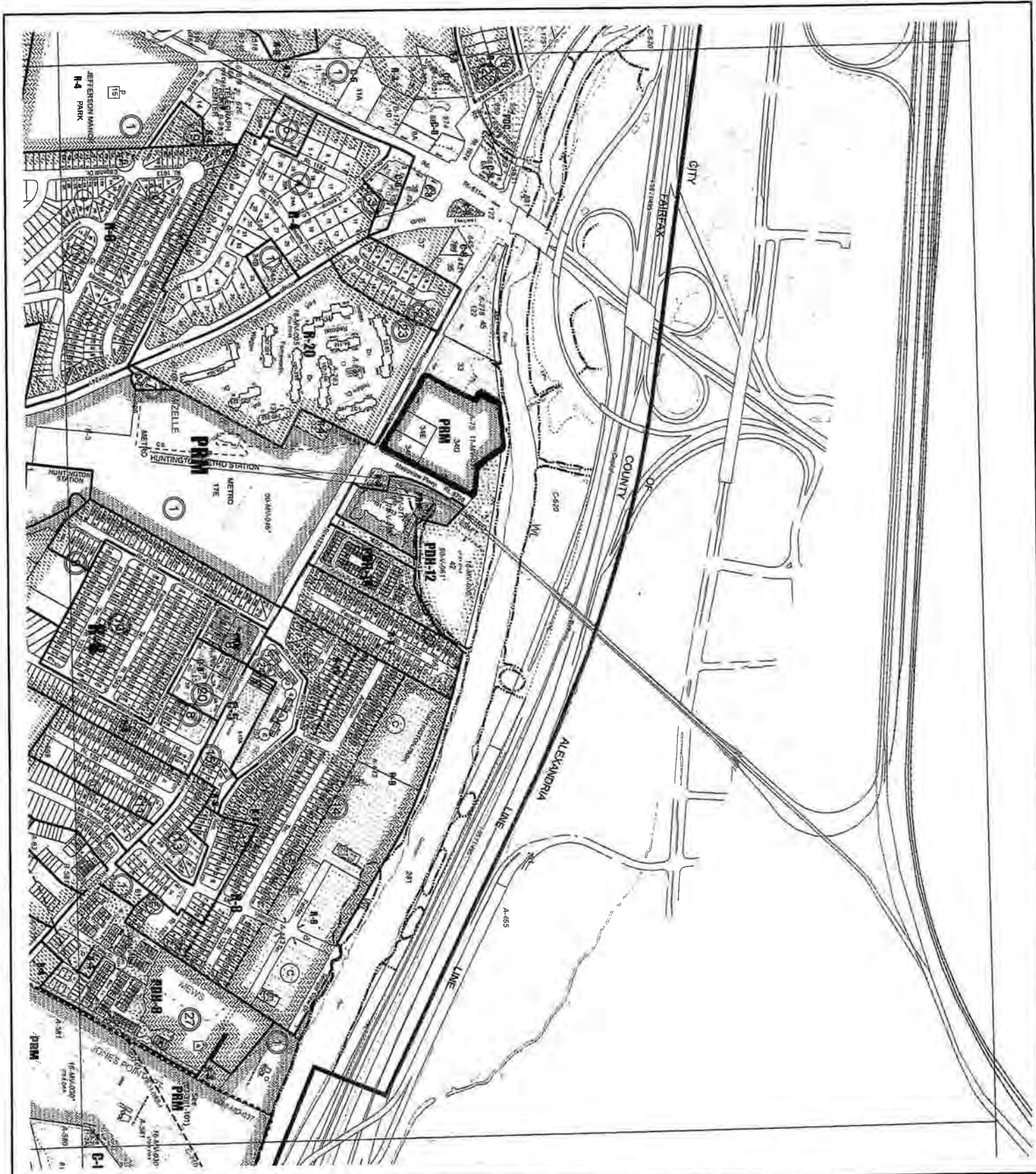
Lynne J. Strobel

LJS:kae

Attachment

A0897242.DOCX / 1 Ltr to CIA-2550 Huntington LLC (83-1 ((1)) 34E) re: South County Site-Specific Plan Amendment Process - 1.3.20  
007167 000072





N

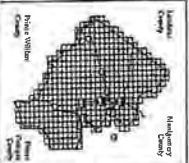
Scale: 1 inch = 100 feet  
 0 100 200 300 400 500 feet  
 0 100 200 300 400 500 meters

### GENERAL NOTES

1. The map is a representation of the zoning map of Fairfax County, Virginia, as of the date of the map. It is not a legal document and should not be used for legal purposes. The map is subject to change without notice.

2. The map is a representation of the zoning map of Fairfax County, Virginia, as of the date of the map. It is not a legal document and should not be used for legal purposes. The map is subject to change without notice.

3. The map is a representation of the zoning map of Fairfax County, Virginia, as of the date of the map. It is not a legal document and should not be used for legal purposes. The map is subject to change without notice.



82-2	83-2
82-4	83-4

### PROPERTY MAP ZONING 83-1

Revised to: 01 - 01 - 2019

For more information, contact the Fairfax County Department of Planning and Economic Development, 1111 North Fairfax Avenue, Suite 111, Fairfax, Virginia 22033-2000. Phone: (703) 246-1111. Fax: (703) 246-1112. Email: planning@fairfaxva.gov



Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)



January 3, 2020

**Via Certified Mail**

CIA-2550 Huntington LLC  
c/o Capital Investment Advisors  
2560 Huntington Avenue, Suite 200  
Alexandria, Virginia 22303

Dear Sir/Madam:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, with others as shown on the attached map, to the Fairfax County Planning Commission for a possible amendment of its land use plan designation in accordance with the 2019 South County Site-Specific Plan Amendment Process.

Property Address: N/A  
Tax Map Number: 83-1 ((1)) 34F  
Supervisor District: Mt. Vernon

The current Comprehensive Plan designation for Parcel 34F is shown on the Plan map as office use and the Plan text recommends a mixture of residential, office, and restaurant/retail uses at 2.0 to 3.0 FAR, and a maximum height of 165 feet. The Plan further recommends that the residential component be limited to approximately one-half of the total development. I am proposing to permit an option to remove the limitation on residential uses on Parcel 34F. The additional residential uses may include age-restricted housing and/or assisted living units.

Any comments or questions you have about this specific nomination should be directed to me at:

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201  
(703) 528-4700

ATTORNEYS AT LAW

703 528 4700 ■ [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

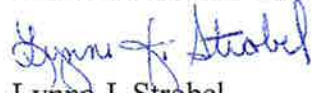
LOUDOUN COUNTY, VA 20137-1620 (PO BOX 110011) 703 680 4664



If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



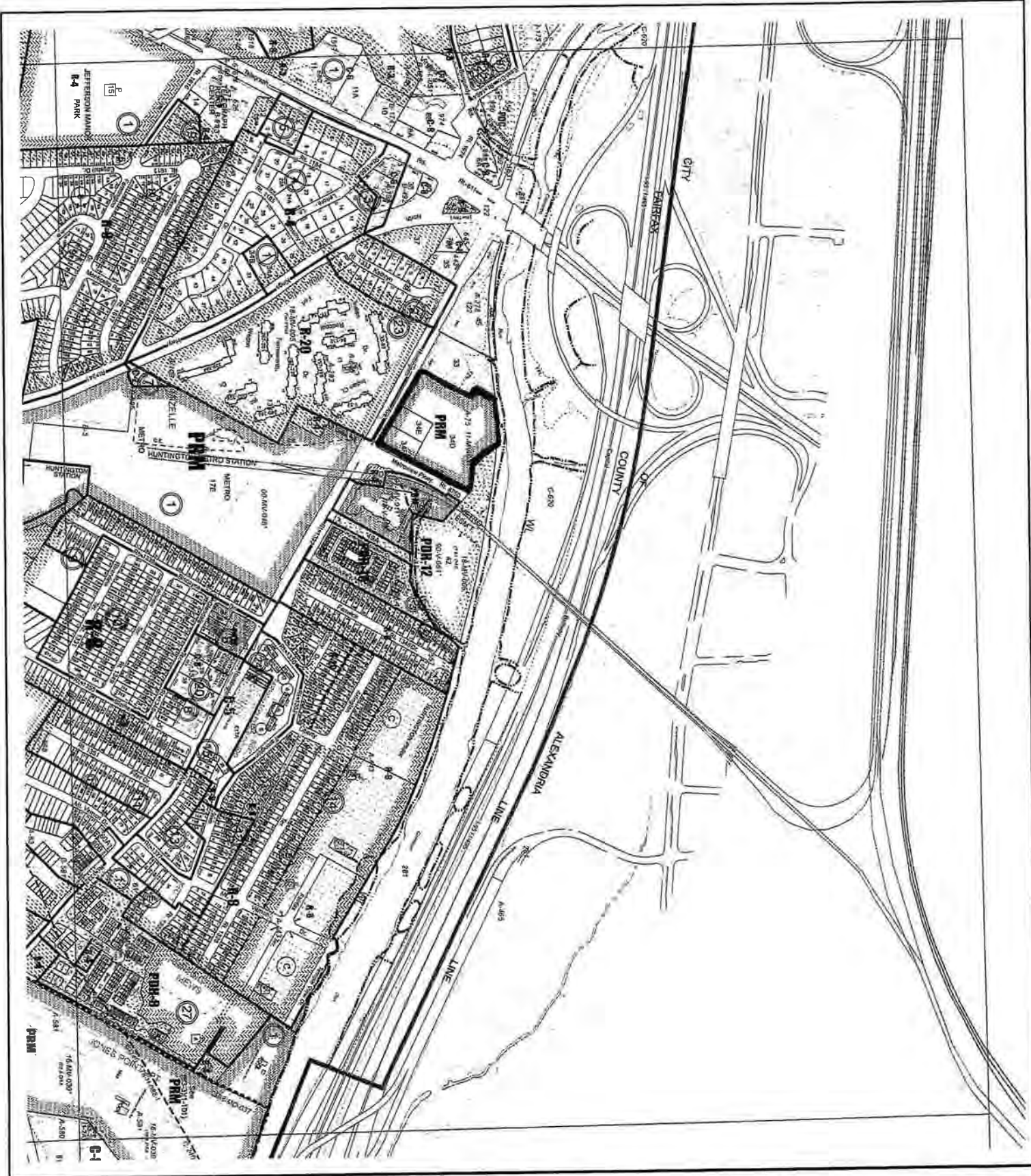
Lynne J. Strobel

LJS:kae

Attachment

A0897069.DOCX / 1 Ltr to CIA-2550 Huntington LLC (83-1 ((1)) 34F) re: South County Site-Specific Plan Amendment Process - 1.3.20  
007167 000072





**ADMINISTRATIVE INDEX**

82-2	83-2
82-4	83-4

**PROPERTY MAP**

**ZONING**

**83-1**

Revised to: 01 - 01 - 2019

**GENERAL NOTES**

1. The map is a plan view of the land and does not show the topography of the area.

2. The map is a plan view of the land and does not show the topography of the area.

3. The map is a plan view of the land and does not show the topography of the area.

4. The map is a plan view of the land and does not show the topography of the area.

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**LEGEND**

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### Land Unit G

Land Unit G is a triangle of land that is bounded by Huntington Avenue, Cameron Run and the Metrorail guideway, and falls partially within the Transit Development Area. The western portion of Land Unit G (Parcels 83-1((1))33, 45 and 45A) is developed with office and industrial uses and, except as noted below, is planned for office use with an FAR up to .30 and a maximum height of 40 feet. The eastern portion of Land Unit G (Parcels 83-1((1))34D, 34E and 34F) is planned and approved for mixed-use redevelopment consisting of multi-family residential, office and hotel uses. The portion of Parcel 83-1((1))42 within this land unit is planned for office use with an option for residential use as noted in the recommendations for Land Units C and D.

An option for mixed-use development of residential and/or office, hotel, and supporting restaurant/retail uses on Parcel 83-1((1))33 may be appropriate up to a maximum of 3.0 FAR (approximately 275,000 gross square feet (GSF) of development), and a maximum height of 165 feet, subject to full consolidation of Parcels 83-1((1))33, 45 and 45a. If full consolidation cannot be achieved, said redevelopment option for Parcel 83-1((1))33 should be limited to a maximum of 2.6 FAR (approximately 240,000 GSF). The primary access for such development should be consolidated to Robinson Way, along the east boundary of Parcel 33. Redevelopment is expected to consist of high-quality architecture and landscaping that represents an attractive, if not iconic, gateway to the Huntington Transit Station Area.

All areas that are subject to 100-year floodplain, RPA, and EQC should be ecologically restored and revegetated, to the extent possible, and utilized as a public open-space/recreational area that connects to similar neighboring areas along Cameron Run. Streetscape improvements along Huntington Avenue and Robinson Way should be coordinated with neighboring development, including undergrounding of remaining overhead utility lines along Huntington Avenue. Consideration should be given to including green roofs and/or solar panels on rooftops.

Any redevelopment per this Plan option should also include stormwater quantity and quality control measures that are substantially more extensive than minimum requirements, with the goal of reducing the total runoff volume. The emphasis should be on low-impact development (LID) techniques and best-management practices (BMPs) that evapotranspire water, filter water through vegetation and/or soil, return water into the ground, or re-use water, and should include features such as rooftop landscaping. Stormwater management measures that are sufficient to attain the stormwater-related credit(s) of the most current version of the Leadership in Energy and Environmental Design for New Construction (LEED®-NC) or Leadership in Energy and Environmental Design for Core and Shell (LEED®-CS) rating systems (or third-party equivalent of these credits) should be provided. If this goal is demonstrated not to be achievable, all measures should be implemented to the extent possible in support of this goal.

Parcels 83-1((1))34D, 34E and 34F are planned for a mixture of residential, office and restaurant/retail uses at 2.0 to 3.0 FAR, and a maximum height of 165 feet. The residential component should be limited to approximately one-half of the total development. The design should include environmental elements including buildings designed to meet the criteria for LEED Silver green building certification.

In addition to the previous guidance, any redevelopment in Land Unit G should include, at a minimum, the following elements:

- Provision of high-quality architecture and pedestrian focused site design, which should



include street oriented building forms and mitigation of visual impacts of structured parking;

- Provision of on-site affordable and workforce housing;
- Restoration and revegetation of the Resource Protection Area;
- Integration of an urban park as a wayside area along the planned Cameron Run Trail;
- Provision of integrated pedestrian and bicycle systems with features such as covered and secure bicycle storage facilities, walkways, trails and sidewalks, amenities such as street trees, benches, bus shelters, and adequate lighting;
- Buildings should be designed to accommodate telecommunications antennas and equipment cabinets in a way that is compatible with the building's architecture and conceals the antennas and equipment from surrounding properties and roadways by flush mounting or screening antennas and concealing related equipment behind screen walls or building features;
- The impact on parks and recreation should be mitigated per policies contained in Objective 6 of the Parks and Recreation section of the Policy Plan; and
- Adherence to the adopted Transit Oriented Development Guidelines contained in Appendix 11 of the Land Use section of the Policy Plan.

**Land Units H, J, and K (Telegraph Road/North Kings Highway/Huntington Avenue Area)**

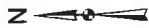
This area is comprised of land units that lie generally to the south and east of the intersection of Telegraph Road and North Kings Highway (Land Units H, J, and K). The major land uses in this area are highway-oriented retail uses and stable residential subdivisions.

Land Unit H contains highway-oriented retail use located at the intersections of Telegraph Road with North Kings Highway and Huntington Avenue. Land Unit H is planned for retail use up to .35 FAR. A significant portion of this land unit may be required as right-of-way for the planned roadway and interchange improvements of the Telegraph Road/North Kings Highway/ Huntington Avenue intersections. Therefore, no substantial redevelopment or new development should occur prior to the construction of the planned road improvements.

South and east of the Telegraph Road/North Kings Highway/Huntington Avenue intersection is an area of stable residential development, shown as Land Units I and J in Figure 10. The Crider Park subdivision is located along Kathryn Street between North Kings Highway and Huntington Avenue and should be maintained as a stable neighborhood at a planned density of 3-4 dwelling units per acre. The use of Kathryn Street for non-local "cut-through" traffic should be discouraged. The remainder of Land Unit J is comprised of Fort Lyon Heights subdivision on the west side of North Kings Highway. This subdivision of single-family detached homes is planned for residential use at a density of 3-4 dwelling units per acre. Both of these subdivisions should be maintained as stable residential neighborhoods.

At the intersection of Telegraph Road and Farmington Drive, Land Unit K is planned for retail use up to .25 FAR where retail uses currently exist and residential use at 3-4 dwelling units per acre where existing residential development is located and as shown on the Plan map.

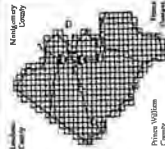




Map files at 10° X 10° based on UTM 12J, 000 scale  
T101 maps Quick Vision Composite System  
columns are off 180 North Zone or UG Grid based on  
MAD 8297 High Precision GPS Network Adjustment

Nations of Goodwill Nation of Nations 1919

## GENERAL NOTES

[illegible]

ANALYST: JAMES M. HARRIS

82-2	83-2
82-4	83-4

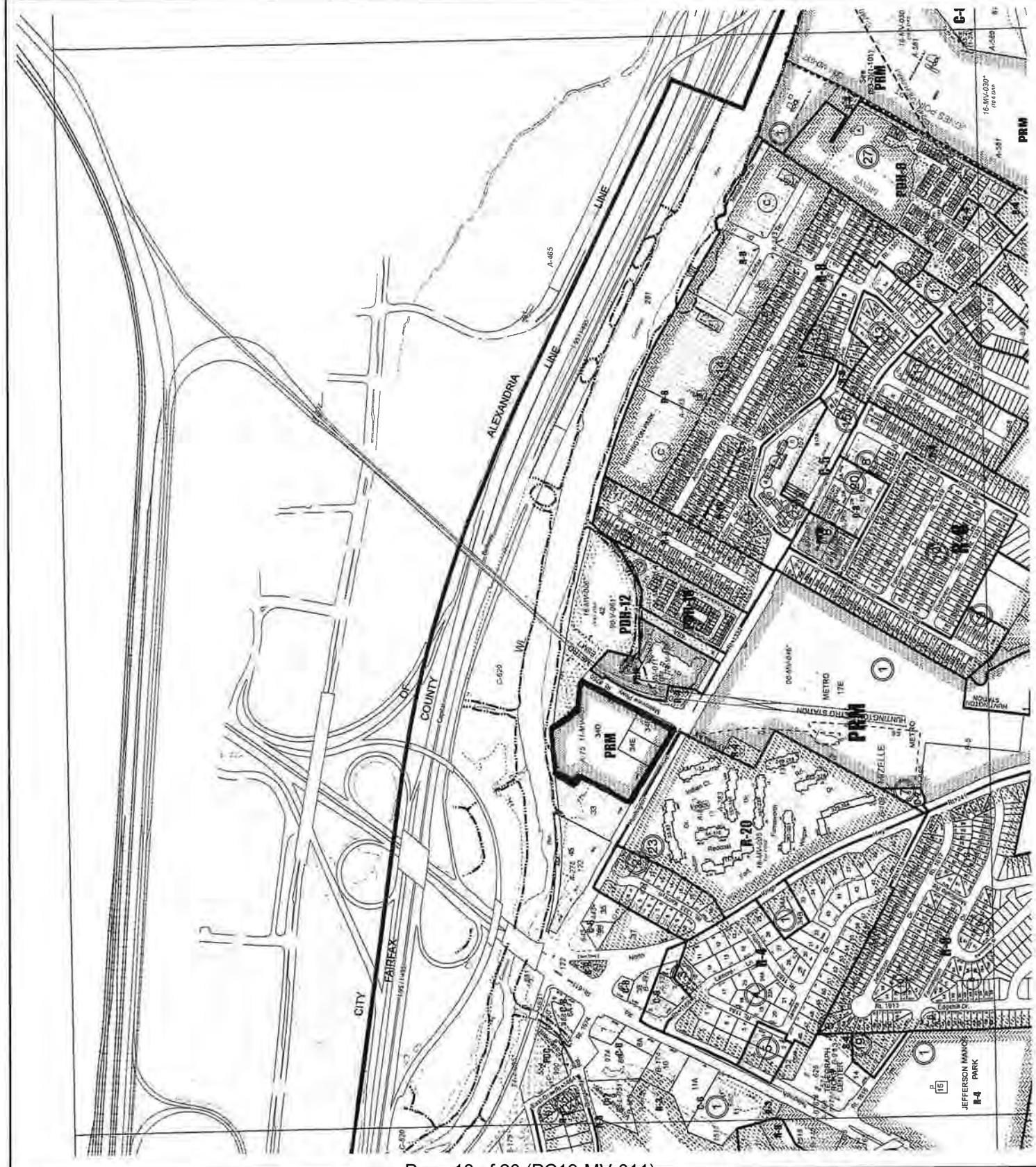
## SHEET INDEX

PROPERTY MAP  
ZONING  
83-1

Revised to : 01 - 01 - 2019

Availability  
 1000 Government Center Parkway, Suite 111  
 Fairfax, Virginia 22031-0016  
 (703) 324-2111  
 FAX (703) 324-2915  
 Email: [gsa.kelp@va.fairfaxcounty.gov](mailto:gsa.kelp@va.fairfaxcounty.gov)

IN THE COUNTY OF PALM BEACH





## 6. Justification

This nomination is submitted on three (3) parcels totaling approximately 6.04 acres on Huntington Avenue in proximity to the Huntington Metro Station. The three (3) parcels are identified among the Fairfax County tax assessment records as 83-1 ((1)) 34D, 34E and 34F, and are zoned to the PRM District subject to proffers and a proffered development plan. Parcel 34D is currently developed with 360 multi-family dwelling units. Parcels 34E and 34F are vacant but approved for office, or office and hotel, development.

The existing development and approvals on Parcels 34D, 34E and 34F are consistent with the current recommendations of the Comprehensive Plan (the "Plan"). The Plan recommends that these parcels be developed with a mixture of residential, office and restaurant/retail uses at 2.0 to 3.0 FAR, and a maximum height of 165 feet. The Plan further recommends that the residential component be limited to approximately one-half of the total development. Parcel 34D is developed with an apartment building that is completed and occupied. Parcels 34E and 34F are proffered to be developed with office and/or other non-residential uses. Because of the struggling office market, Parcels 34E and 34F have remained undeveloped and vacant since the Board of Supervisors approved the rezoning to the PRM District in 2012. Without flexibility for additional uses in the Plan text, these parcels will likely remain undeveloped.

The Nominator proposes an option to the current Plan text to create as much flexibility as possible to encourage the development of Parcels 34E and 34F. If the nominated parcels could be developed in a coordinated manner with surrounding parcels, specifically with the property identified as 83-1 ((1)) 33 as office use, it would result in the creation of transit-oriented development; housing to address a growing shortage in Fairfax County; and revitalization in the area. An option for a coordinated mixed-use development with the removal of the residential development limitation on the nominated parcels will encourage further investment in the corridor, which could result in the redevelopment of an adjacent aging office building constructed in 1976. Such residential development could include age-restricted housing and/or assisted living units, which would further diversify uses in the area. Residential development would be compatible with the existing residential building on Parcel 34D. The more flexibility in the types of uses in the corridor and coordination with adjacent properties, the greater the opportunity for utilization of an otherwise vacant property that is proximate to the Huntington Metro Station.

Residential development proximate to the Huntington Metro Station is consistent with Fairfax County's goals for providing affordable housing. Specifically, it supports Land Use Objective 3, which reads: Fairfax County should maintain a supply of land sufficient to meet the needs for housing, commercial, industrial, institutional/public services, and recreational and leisure activities to support the Comprehensive Plan. The proposal is also consistent with the Concept for Future Development of the Huntington Transit Station Area. The Transit Station Area is recommended to provide transit-focused housing and employment locations, while maintaining the viability of existing, nearby land uses. The nominated property could provide housing and employment opportunities within walking distance of the Metro Station. However, given its location between Huntington Avenue and Cameron Run, the new development maintains sufficient separation so that proximate stable neighborhoods will not be impacted.



Allowing an option to remove the limitation on residential uses on the three (3) nominated parcels at a 2.0 to 3.0 FAR provides an opportunity to better coordinate with adjacent owners and design a mix of uses that will activate redevelopment of this area. Primarily, it will address the need for housing proximate to a transit station.

A0897060.DOCX / 1 Revised Justification 007167 000072